

FOR LEASE

**2550 & 2560  
BOUNDARY ROAD  
3773  
STILL CREEK AVENUE**

BURNABY, BC

**141,218 SF Warehouse Facility on 7.61 Acres in  
Brentwood with Expansion Potential to 177,768 SF**

Marketed by

**AVISON  
YOUNG**

Managed by

**Beedie**

## OPPORTUNITY

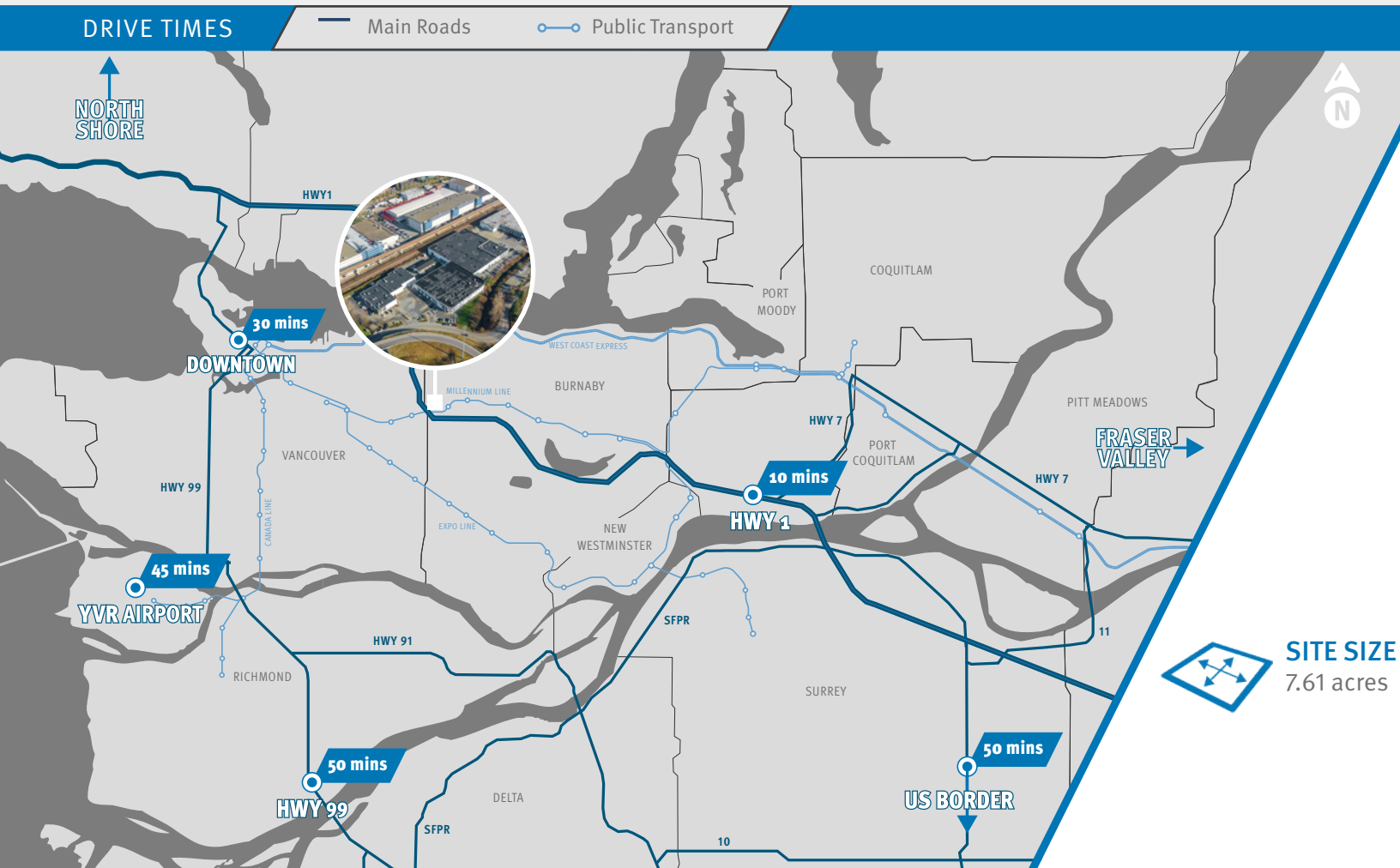
Located in the highly sought-after Brentwood industrial area of Burnaby, this is a rare opportunity to lease a 141,218 SF freestanding warehouse facility situated on 7.61 acres. The property features a functional warehouse layout with modern office and showroom space, offering strong operational efficiency and a polished corporate presence. The generous site provides excellent circulation, yard potential, and flexibility for distribution, light manufacturing, showroom, or service industrial users seeking a centralized Metro Vancouver location.

An expansion opportunity is also available to include the neighbouring property, increasing the total area to 177,768 SF.

Industrial opportunities of this scale in Brentwood are increasingly limited. This offering presents a unique chance to secure a high-profile facility with exceptional access.

## LOCATION

Perfectly positioned along key transportation corridors, Trans-Canada Highway (Hwy 1), Lougheed Highway (Hwy 7), Hastings Street, Grandview Highway, and Boundary Road, this property offers seamless access to Downtown Vancouver, the North Shore, the Tri-Cities, and the Fraser Valley. Everyday conveniences and transit are close at hand, with nearby bus service and Gilmore SkyTrain Station just a 10-minute walk away.



### BUILDING SIZE

Satellite Building 2550 Boundary		Main Building 2560 Boundary		3773 Still Creek Avenue	
Warehouse	13,895 SF	Warehouse	38,117 SF	Warehouse	55,768 SF
Office	2,527 SF	Office	6,170 SF	Office	24,741 SF
<b>Total</b>	<b>16,422 SF</b>	<b>Total</b>	<b>44,287 SF</b>	<b>Total</b>	<b>80,509 SF</b>
<b>Combined total: 141,218 SF</b>					



### POTENTIAL PROPERTY EXPANSION

3819 & 3821 Still Creek Avenue	
Warehouse	30,899 SF
Office	5,651 SF
<b>Total</b>	<b>36,550 SF</b>

An opportunity exists to expand into the neighbouring property, offering a combined total of 177,768 SF.

[Click here to learn more.](#)

**SITE SIZE**  
7.61 acres

**ZONING**  
M2 General Industrial

**LEASE RATE**  
\$19.95 PSF, net

**ADDITIONAL RENT**  
Please contact listing team

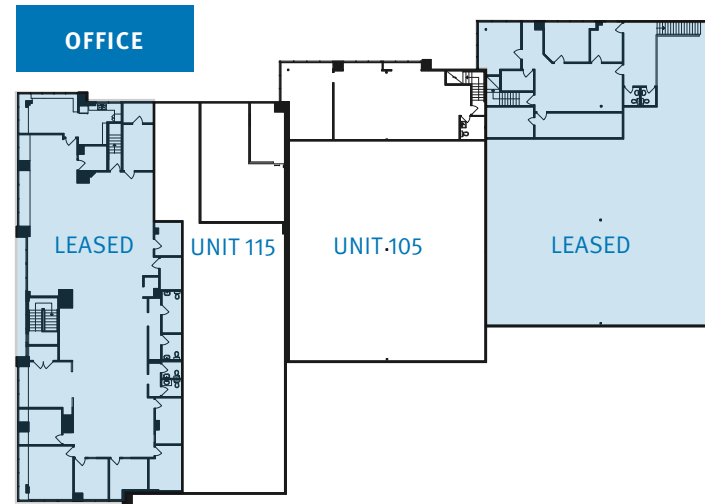
**AVAILABILITY**  
January 1, 2027

## BUILDING FEATURES

-  FLEXIBLE M2 ZONING
-  EIGHT (8) GRADE DOORS  
EIGHT (8) DOCK DOORS
-  23'11" - 27'1" WAREHOUSE  
CEILING HEIGHTS
-  200 AMPS - 800 AMPS POWER
-  AMPLE PARKING
-  EXCELLENT REGIONAL  
CONNECTIVITY
-  SECURED  
FENCED AREA

## FLOOR PLAN

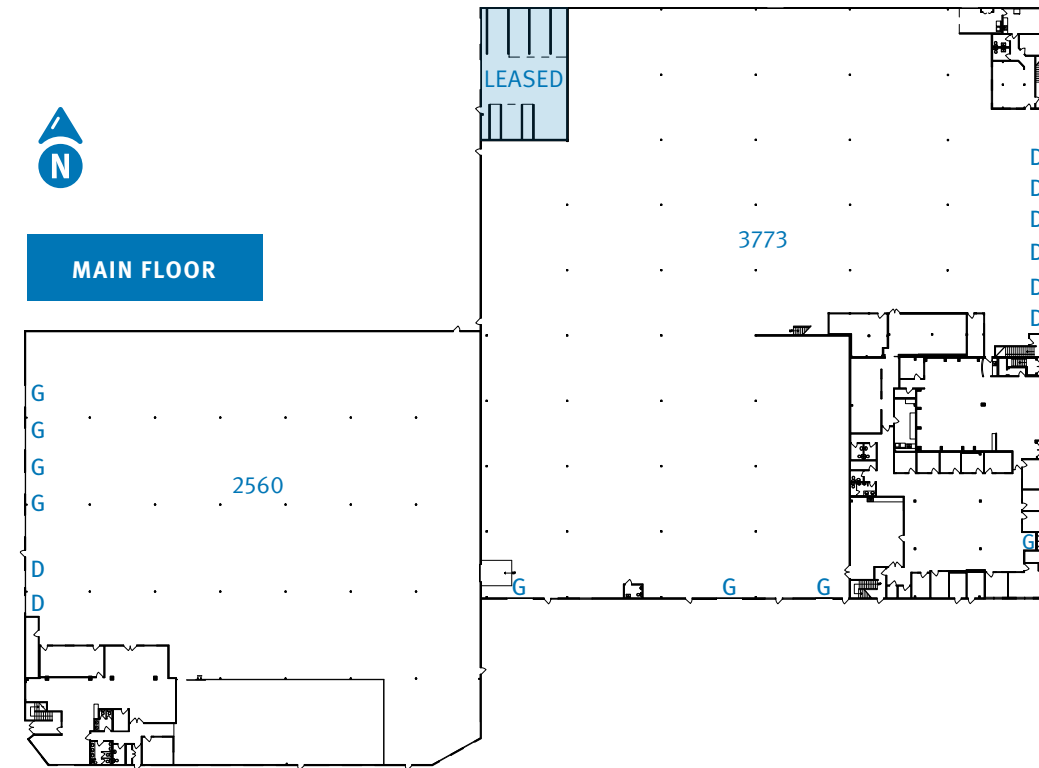
2550 Boundary Road



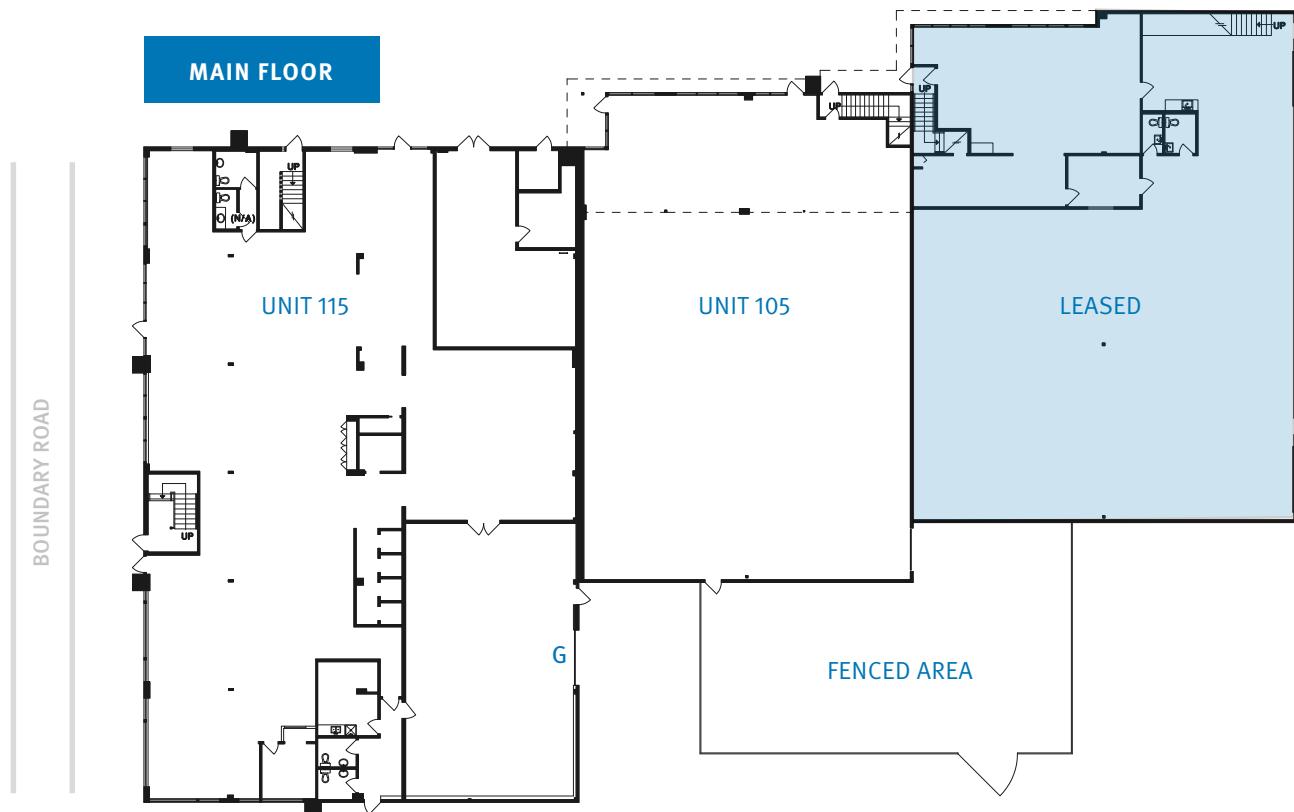
## FLOOR PLAN

2560 Boundary Road & 3773 Still Creek Avenue

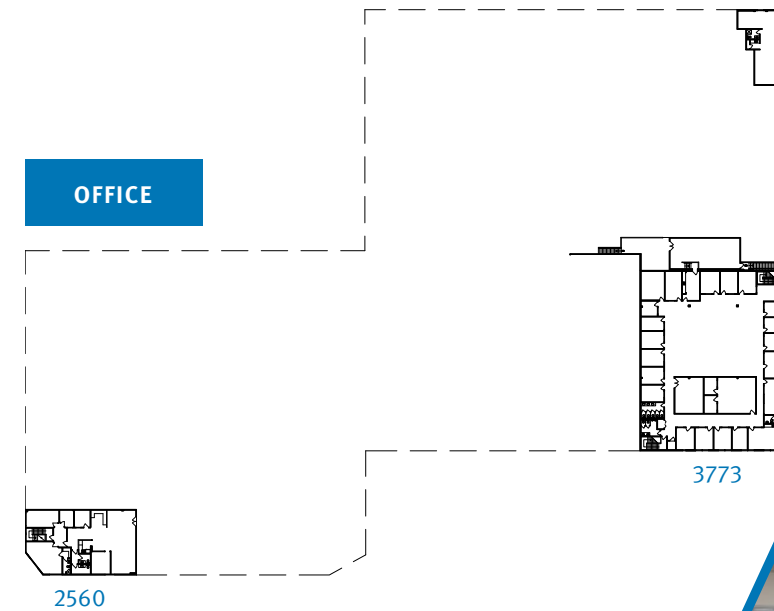
LEGEND  
G = Grade Loading    D = Dock Loading



## MAIN FLOOR



## OFFICE



STILL CREEK AVENUE

 PHOTOS  
For more property photos, [click here](#)



## ABOUT THE DEVELOPER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.

**BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.**

[www.beedie.ca](http://www.beedie.ca)



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