

3600 Bainbridge Avenue & Unit 100-3676 Bainbridge Avenue

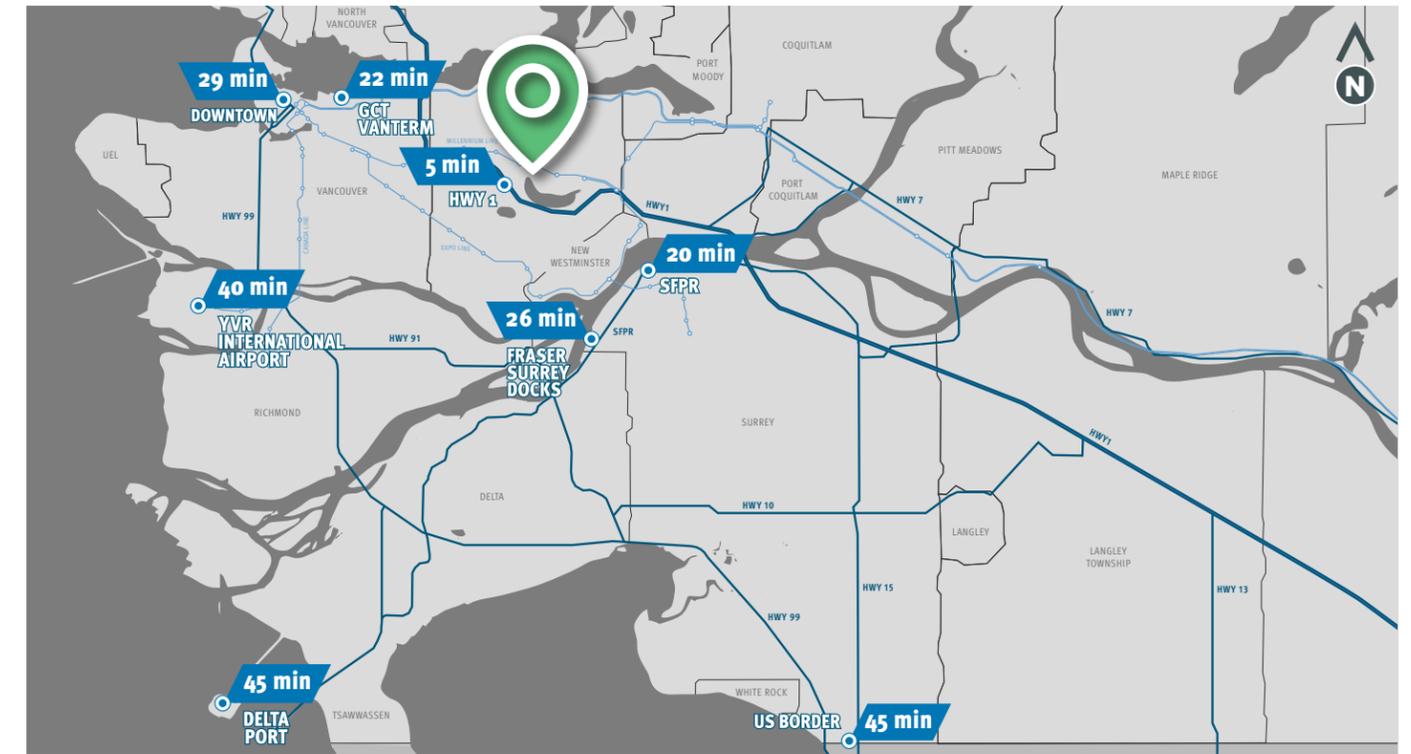
Burnaby, BC

Up to 103,647 SF of Industrial Space with Dock Loading
Located in the Winston Industrial Area

Owned & Professionally Managed By

Beedie/





Location

Ideally located in the heart of Burnaby, the property offers excellent connectivity throughout Metro Vancouver. Lougheed Highway is a two-minute drive away, with the Trans-Canada Highway accessible in just five minutes, allowing for efficient travel in all directions. The Expo Line's Spurling-Burnaby Lake Station is within a 15-minute walk, offering convenient transit options for commuters.

Opportunity

3600 Bainbridge Avenue & Unit 100-3676 Bainbridge Avenue presents the rare opportunity to lease up to 103,647 SF of industrial space located in the heart of Burnaby's Winston industrial area.

This property is professionally owned and managed by Beedie, Western Canada's largest industrial developer and property manager. Currently, there are two leasing opportunities available, offering 33,943 SF and 69,704 SF of industrial space, each space featuring a combination of warehouse and office with various dock and grade options to accommodate a variety of tenant requirements.

Surrounded by a diverse mix of businesses, the Winston industrial area is home to companies in engineering and manufacturing, technology, and film production and studios. Tenants in the area include: Dryco, Microserve, Willian F. White, and MBS Studios.

Available Area

3600 Bainbridge Avenue
69,704 SF

3676 Bainbridge Avenue
33,943 SF

Availability

3600 Bainbridge Avenue
4 months notice

3676 Bainbridge Avenue
October 1, 2026

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$6.47 PSF (2026 est.)
plus 5% Management Fee

Zoning

CD (M-5)



3600 Bainbridge Avenue
Burnaby, BC

Property Details

Front-office, rear-loading configured corner facility with dock and grade loading, a private entry way, a spacious loading area, and office area over two floors.

Available Area

69,704 SF

Available

4 months notice

Asking Lease Rate

Contact Listing Agents

Additional Rent

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Floor Plan

Area Breakdown

Office	12,482 SF
Warehouse	57,222 SF
Total	69,704 SF

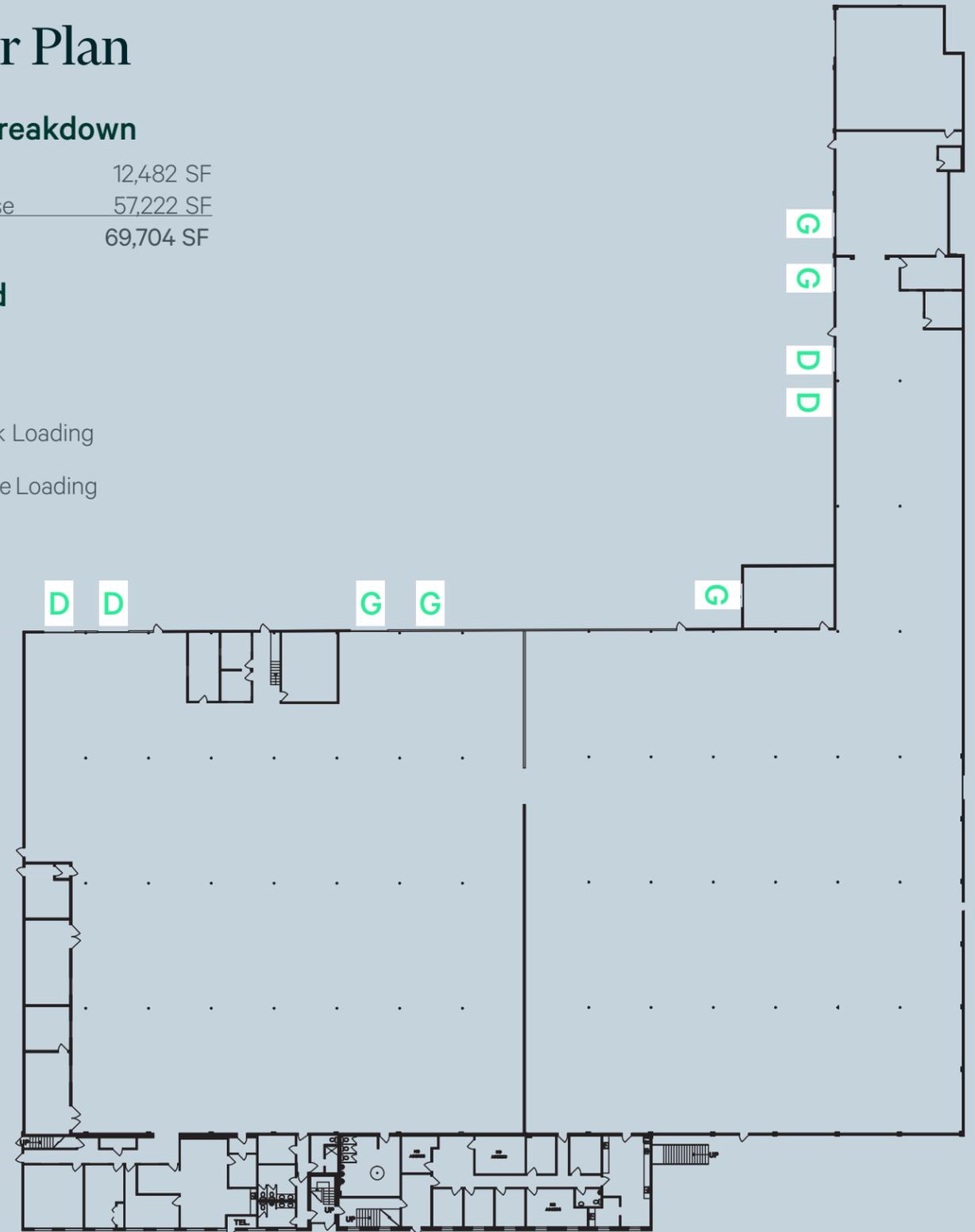
Legend



D = Dock Loading

G = Grade Loading

Main Floor



Second Floor



Space Features

- 4 dock loading doors
- Fluorescent lighting
- Spacious truck maneuvering room
- 5 grade loading doors
- Sprinklers to NPFA standard
- Multiple washrooms available across two floors
- 26' clear height
- 500 lbs PSF floor load
- Combination of private office spaces over two floors with lunchroom
- 480 amps electrical service
- 49 parking stalls



*Areas are approximate. Floor plan is not to scale.

Unit 100-3676 Bainbridge Avenue
Burnaby, BC

Property Details

Front-loading configured unit with a covered dock loading platform, featuring a combination of office, showroom, and warehouse space.



Available Area

33,943 SF

Available

October 1, 2026

Asking Lease Rate

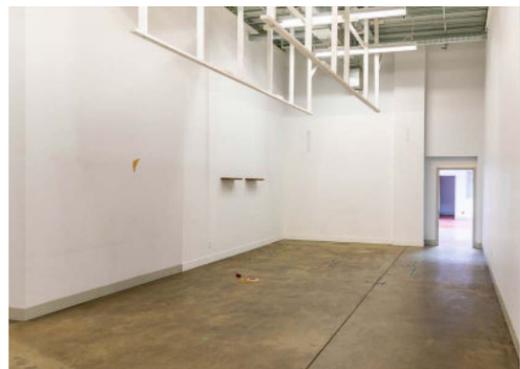
Contact Listing Agents

Additional Rent

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Space Features

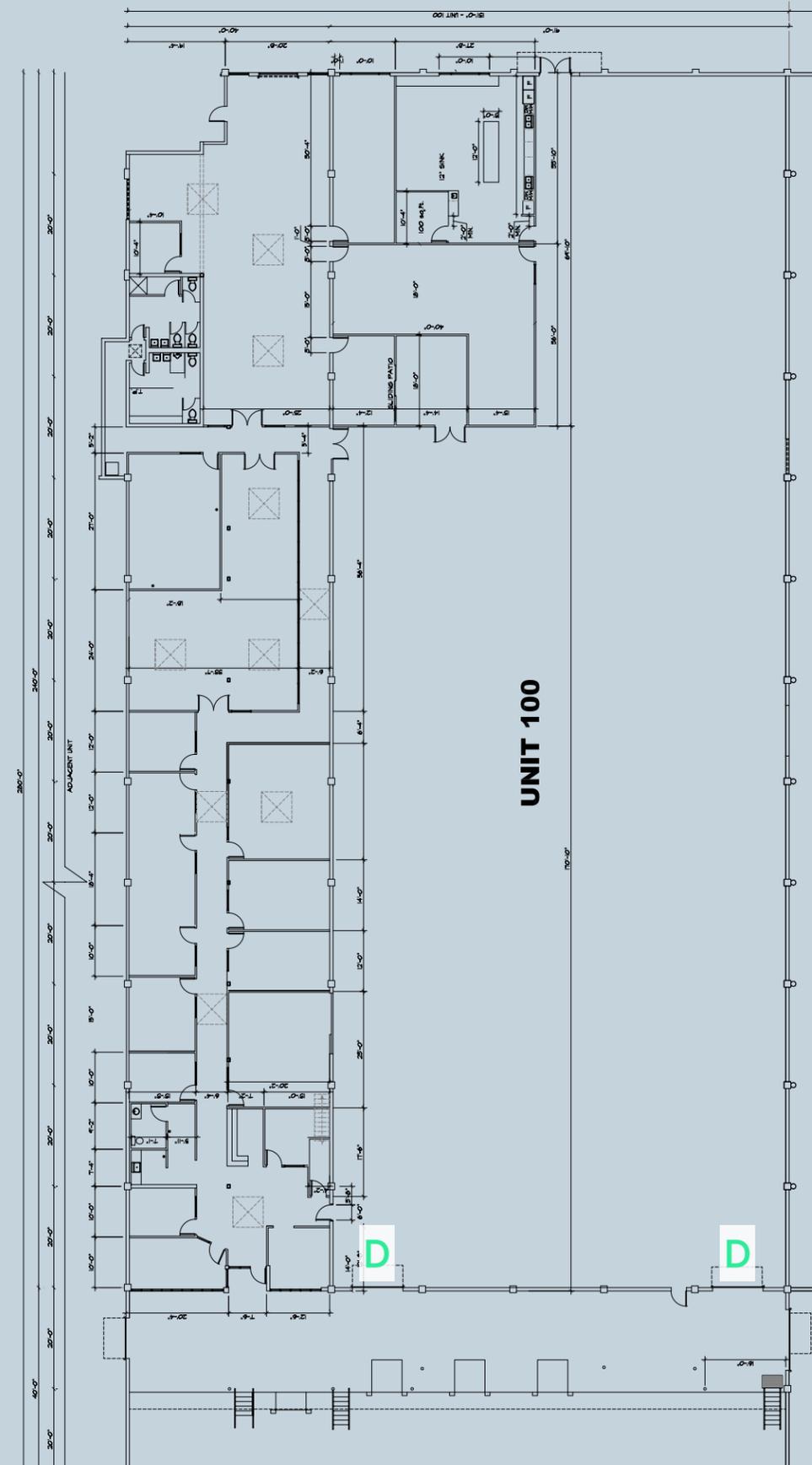
- 2 dock loading doors
- Fluorescent lighting
- Ample truck maneuvering room
- Covered loading platform
- 91' open clear span warehouse area
- Designated men's, womens' & universal washrooms
- 20' clear height
- Alarm security system
- Combination of showroom, storage, boardroom, private office spaces, lunchroom, & first aid room
- 600 amps, 480 volts, electrical service
- Ample parking



Floor Plan

Area Breakdown

Loading Dock	2,611 SF
Office	1,670 SF
Warehouse	29,662 SF
Total	33,943 SF



Legend



D = Dock Loading

*Areas are approximate. Floor plan is not to scale.

**3600 & Unit-100 3676
Bainbridge Avenue**
Burnaby, BC

**SPURLING-BURNABY
LAKE STATION**

Tenants In The Area

- 1 Dryco
- 2 William F. White Lakewood Studios
- 3 Microserve
- 4 Digital Sound Magic Recording Studios
- 5 Eagle Creek Studios
- 6 L. B. Fosters
- 7 Sulzer
- 8 MBS Studios

Drive Times

 2 Min Lougheed Highway (Hwy 7)	5 Min Trans-Canada Highway (Hwy 1)	 7 Min The Amazing Brentwood	12 Min Metrotown	29 Min Downtown Vancouver
 22 Min GCT Vanterm & Centerm Terminals	26 Min Fraser Surrey Docks	 45 Min Canada-US Border	 40 Min Vancouver International Airport	

Contact

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