Industrial | For Lease

CBRE

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





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

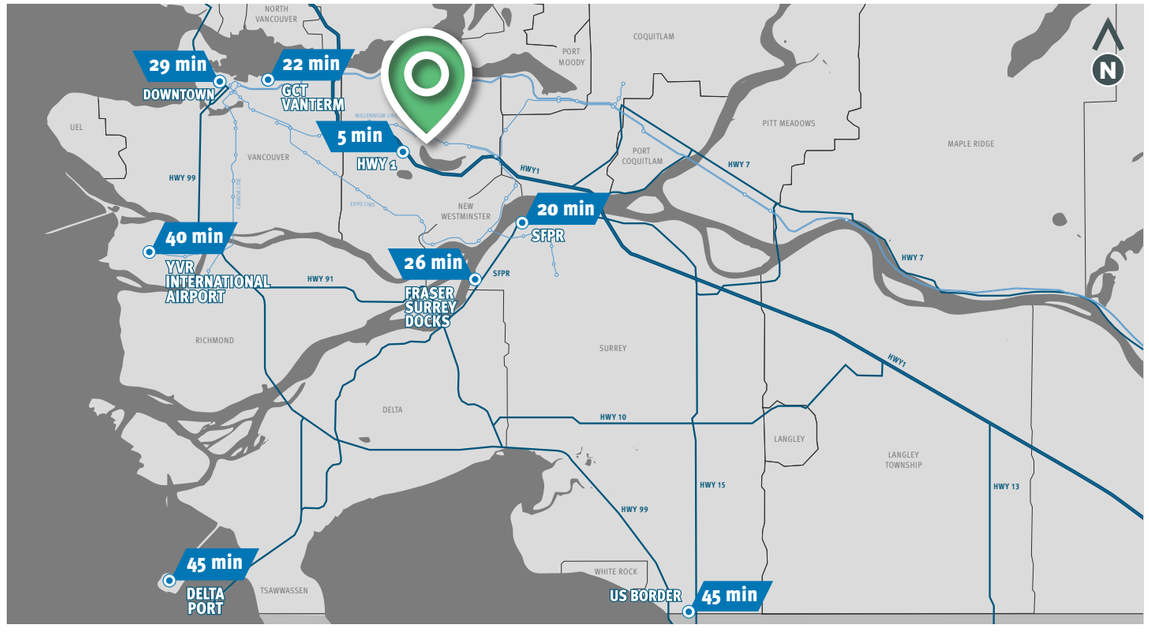
3600 Bainbridge Avenue
4 months notice

3676 Bainbridge Avenue
February 16, 2027

Asking Lease Rate
Contact Listing Agents

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

Zoning
CD (M-5)



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 Sperling–Burnaby Lake Station is within a 15-minute walk, offering convenient transit options for commuters.



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
$6.47 PSF (2026 est.)
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Space Features

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







Floor Plan

Area Breakdown

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

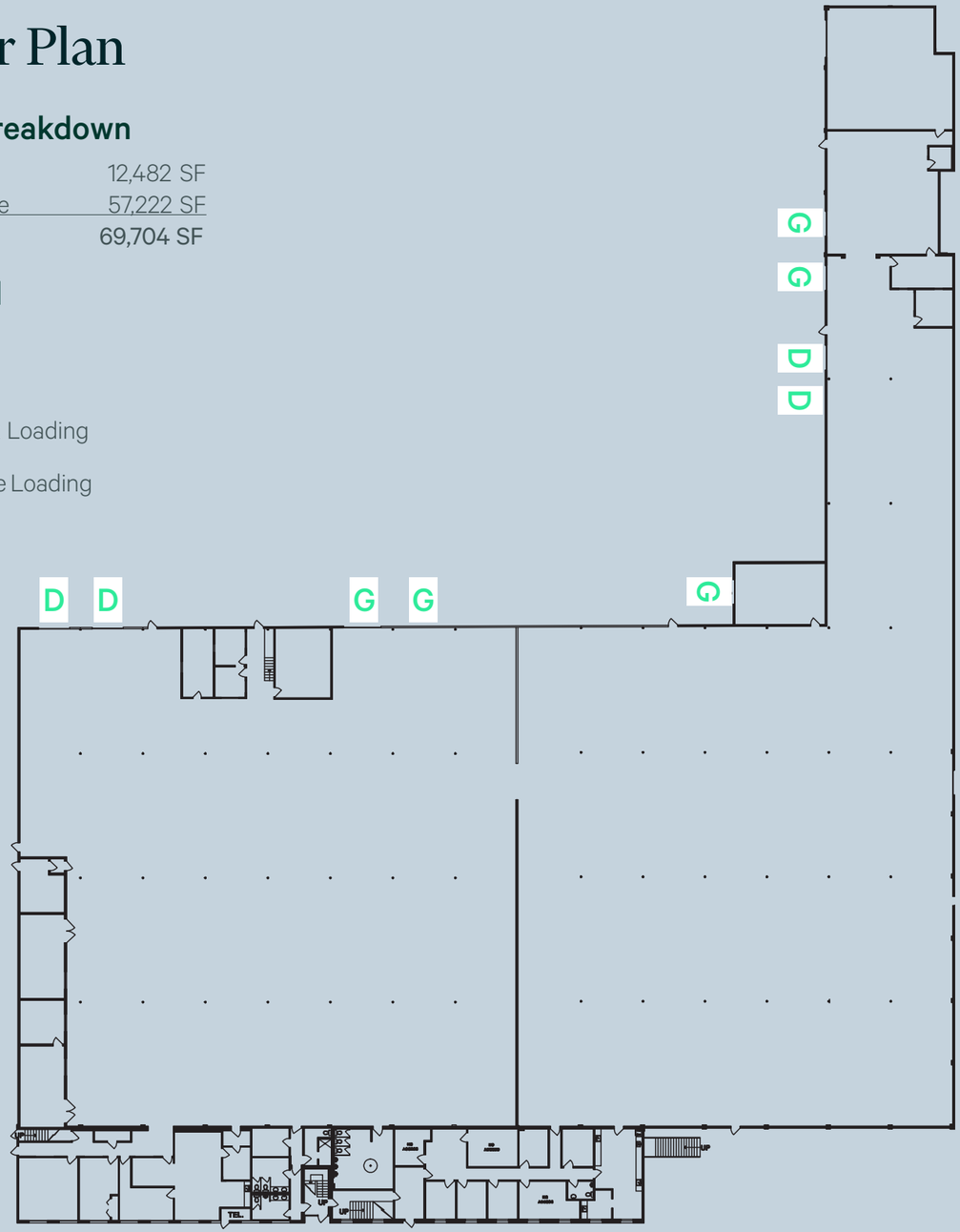
Legend

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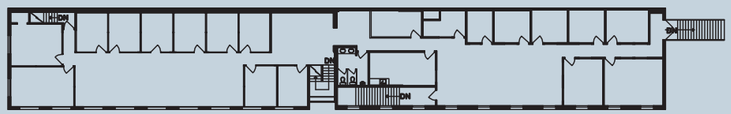
D = Dock Loading

G = Grade Loading

Main Floor



Second Floor



**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
February 16, 2027

Asking Lease Rate
Contact Listing Agents

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





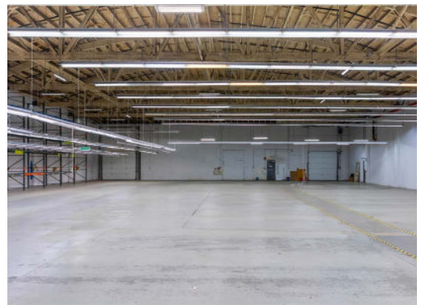


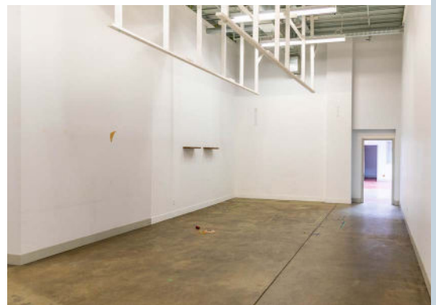


Space Features

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







Floor Plan

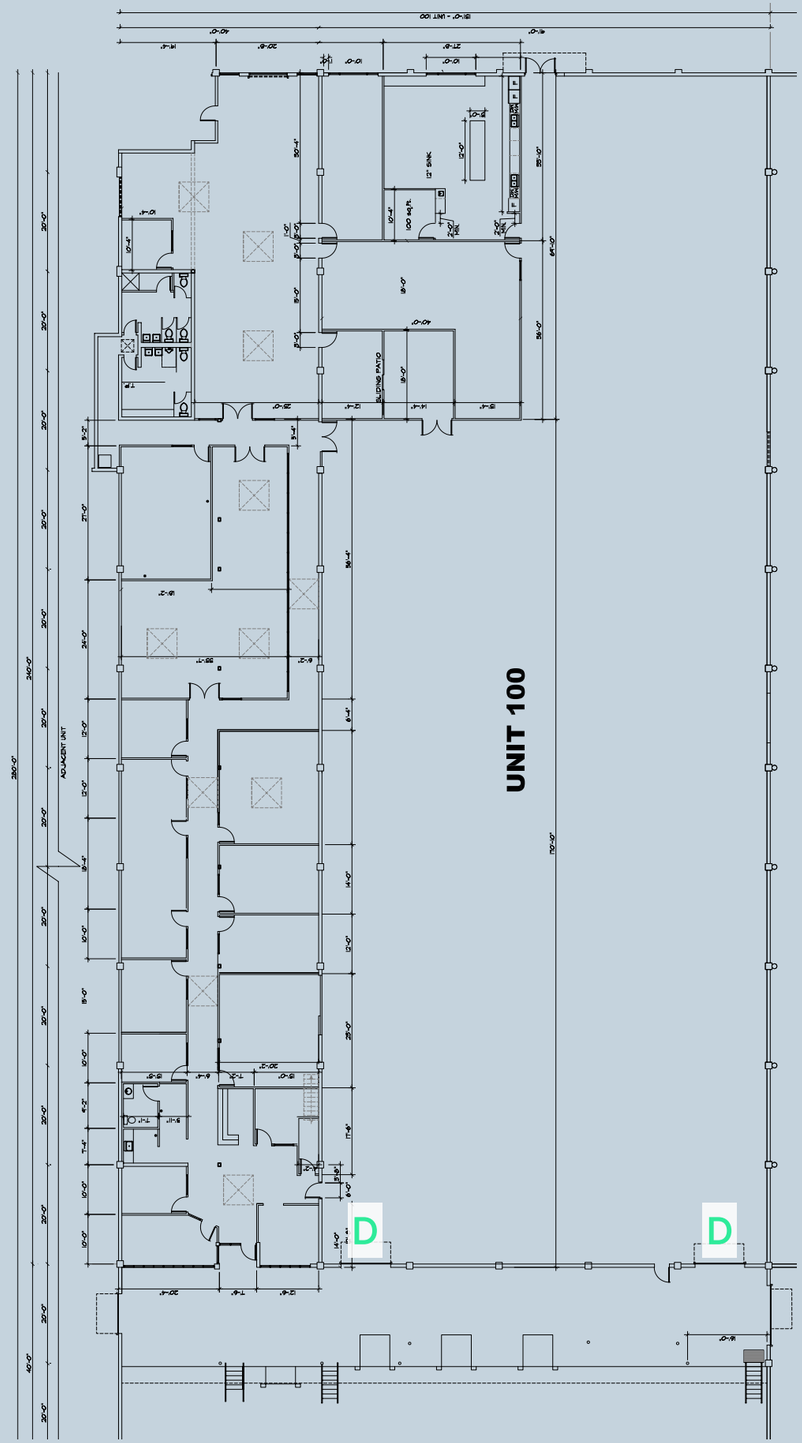
Area Breakdown

Loading Dock	2,611 SF
Office	9,506 SF
Warehouse	21,826 SF
Total	33,943 SF

Legend

N

D = Dock Loading



Areas are approximate. Floor plan is not to scale.

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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** Deltaport
- **45 Min** Canada-US Border
- **40 Min** Vancouver International Airport

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