

Industrial | For Lease

CBRE

3676, 3686 & 3960 Bainbridge Avenue

Burnaby, BC

25,250 SF to 102,563 SF Clear Span Warehouse Space with
Dock & Grade Loading Situated in Prime North Burnaby Location

Professionally Owned & Managed By

Beedie/

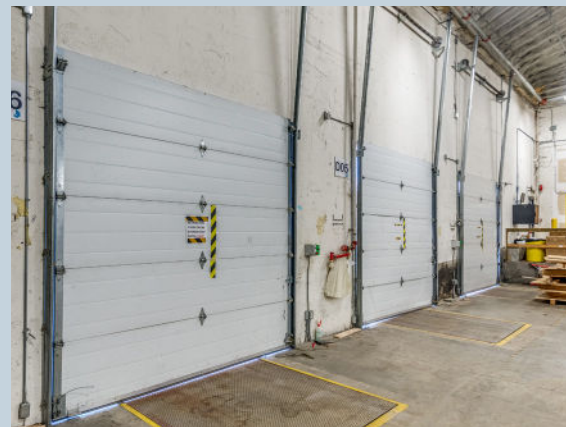
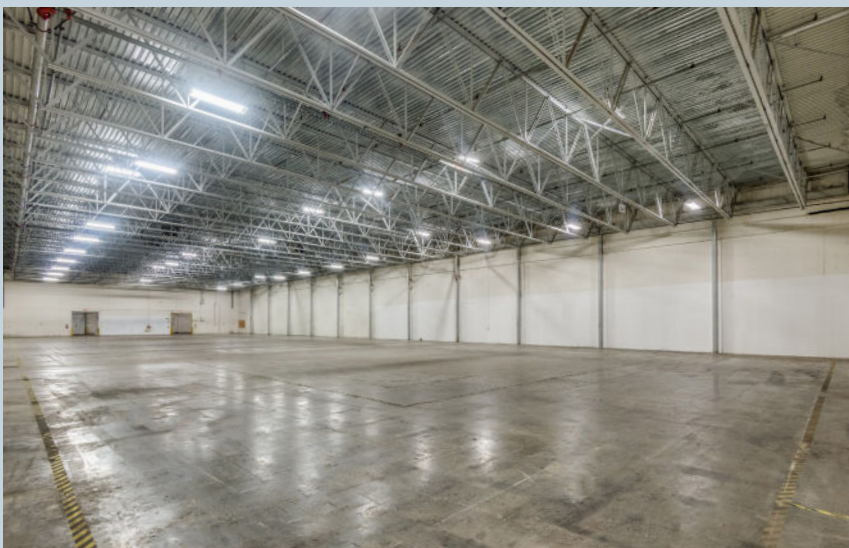




Opportunity

Professionally owned and managed by Beedie, Western Canada's largest industrial developer and property manager, 3676, 3686 & 3690 Bainbridge Avenue offers up to 102,563 SF of industrial space located in the heart of Burnaby. The property is located within the Winston industrial area, home to notable tenants, including MBS Studios and Pantos Logistics.

The property features a combination of clear span warehouse space, open and private office areas, dock and grade loading in a front-loading configured building with a spacious loading area offering exceptional truck maneuvering.



Available Area
25,250 SF to 102,563 SF









Available
August 1, 2024

Asking Lease Rate
\$16.00 PSF

**Taxes and Operating Costs
+ Management Fees
(2024 est.)**
\$6.19 PSF

Zoning
CD (M-5)

Space Features

-  15 dock loading doors
-  3 grade loading doors
-  20'6" to 24' clear height
-  200 amps, 600 volts, electrical service
-  Mix of T-5 and fluorescent lighting fixtures depending on unit
-  Large clear span warehouse area in 3676 Bainbridge Avenue
-  Features open and private office spaces, lunch room, shipping office, washroom area, locker room with shower
-  Alarm security system in 3676 Bainbridge Avenue

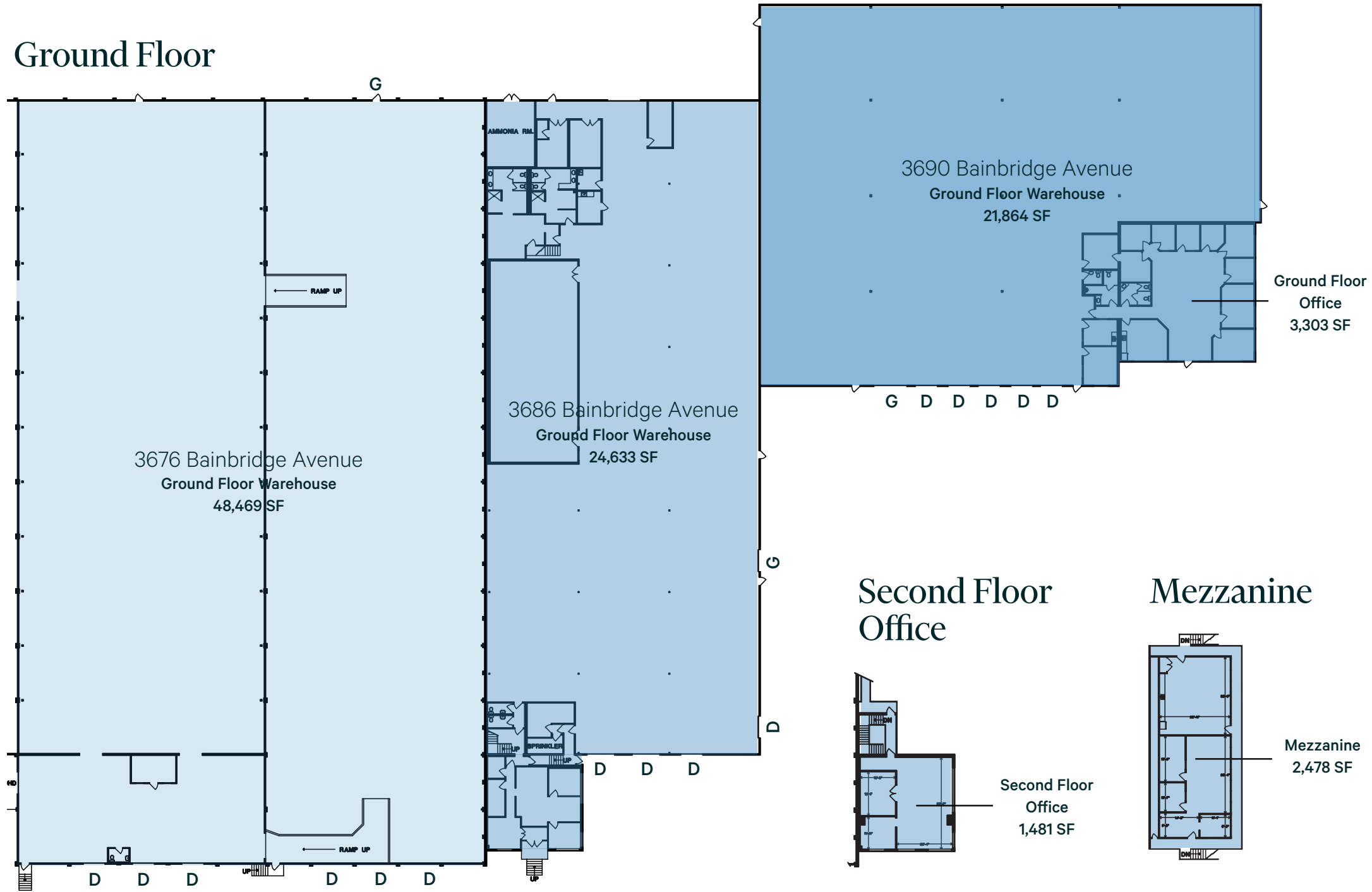


Location

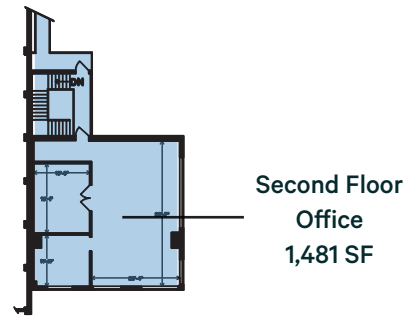
Ideally located in the heart of Burnaby, the property provides excellent connectivity to all municipalities across Metro Vancouver being located a 2-minute drive to Lougheed Highway and an 8-minute drive to Trans-Canada Highway. Expo SkyTrain Line's Spierling-Burnaby Lake Station is within a 15-minute walk to and from the property, offering convenient commuter access.



Ground Floor

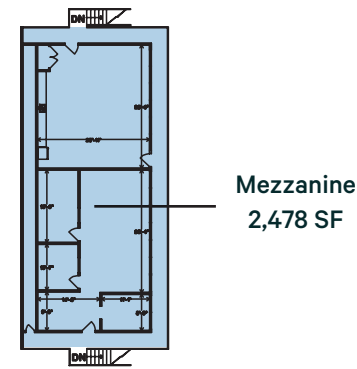


Second Floor Office



Second Floor Office
1,481 SF

Mezzanine



Mezzanine
2,478 SF

Floor plan is not to scale.

Floor Plan



Legend

- D** = Dock Loading
- G** = Grade Loading
- = 3676 Bainbridge Avenue
- = 3686 Bainbridge Avenue
- = 3690 Bainbridge Avenue

Total Available Area

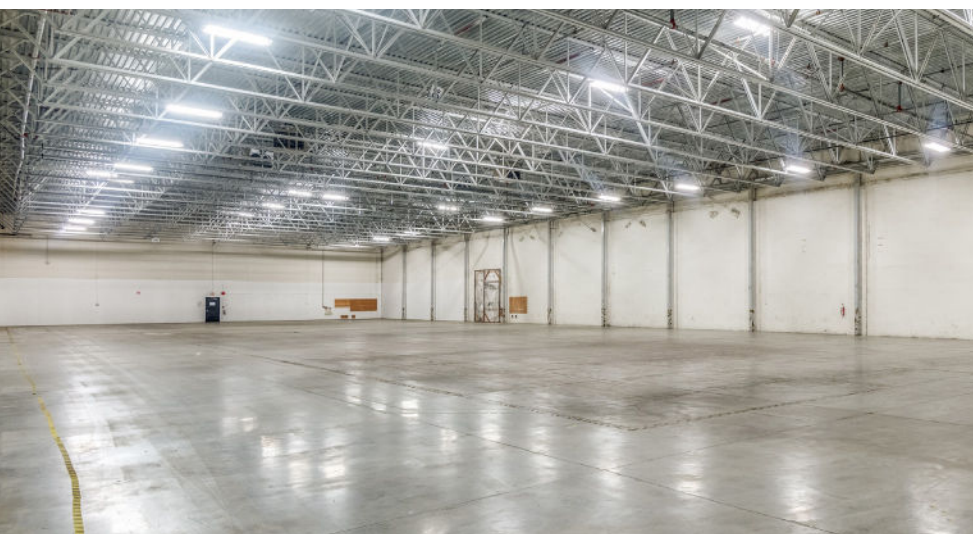
Common Area	335 SF
Mezzanine/Office	7,262 SF
Warehouse	94,966 SF
Total	102,563 SF

Area Breakdown

3676 Bainbridge Avenue	
Common Area	158 SF
Ground Floor Warehouse	48,469 SF
Total	48,627 SF

3686 Bainbridge Avenue	
Common Area	94 SF
Second Floor Office	1,481 SF
Mezzanine	2,478 SF
Ground Floor Warehouse	24,633 SF
Total	28,686 SF

3690 Bainbridge Avenue	
Common Area	83 SF
Ground Floor Office	3,303 SF
Ground Floor Warehouse	21,864 SF
Total	25,250 SF





Tenants In The Area

- 1 Dryco
- 2 Whites Specialty Equipment
- 3 Whistler Water
- 4 Microserve
- 5 Digital Sound Magic Recording Studios
- 6 Eagle Creek Studios
- 7 L. B. Fosters
- 8 Pantos Logistics
- 9 Sulzer
- 10 Red Energy Films
- 11 MBS Studios

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