

Industrial | For Lease

**CBRE**

# 3676 Bainbridge Avenue Burnaby, BC

48,627 SF Clear Span Warehouse Space with Dock Loading  
Located in the Winston Industrial Area

Professionally Owned & Managed By

**Beedie/**

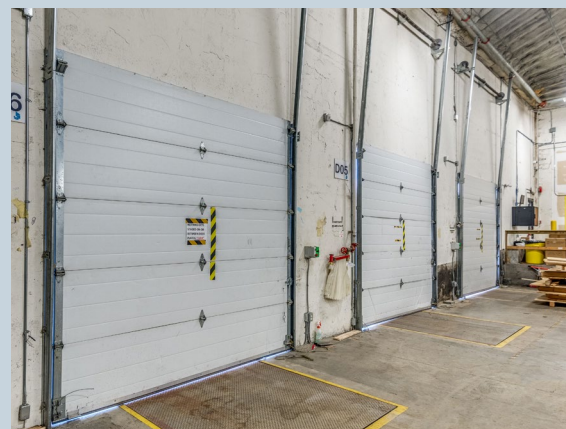
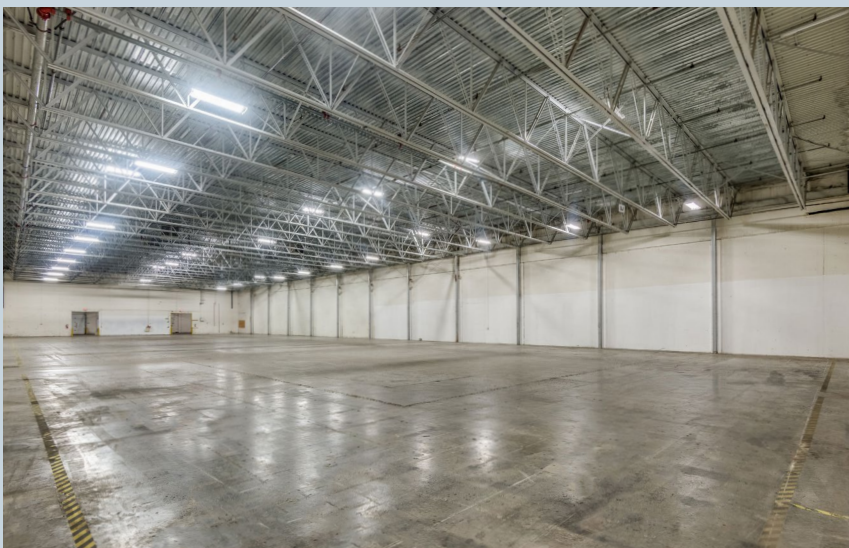




# Opportunity

Professionally owned and managed by Beedie, Western Canada's largest industrial developer and property manager, 3676 Bainbridge Avenue offers 48,627 SF of industrial space located in the heart of Burnaby. The property is located within the Winston industrial area, home to notable tenants, including William F. White, MBS Studios, and Pantos Logistics.

The property features clear span warehouse area, dock loading in a front-loading configured building with a spacious loading area offering exceptional truck maneuvering.



Available Area  
48,627 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

-  6 dock loading doors
-  1 grade loading door
-  20'6" to 22' clear height
-  70 to 125 amps, 480 volts, electrical service
-  Fluorescent lighting
-  Large clear span warehouse area
-  Features lunch room, shipping office, & washroom area
-  Alarm security system



# 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 Sperling-Burnaby Lake Station is within a 15-minute walk to and from the property, offering convenient commuter access.





### Tenants In The Area

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

## Contact

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