



FOR LEASE

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

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.

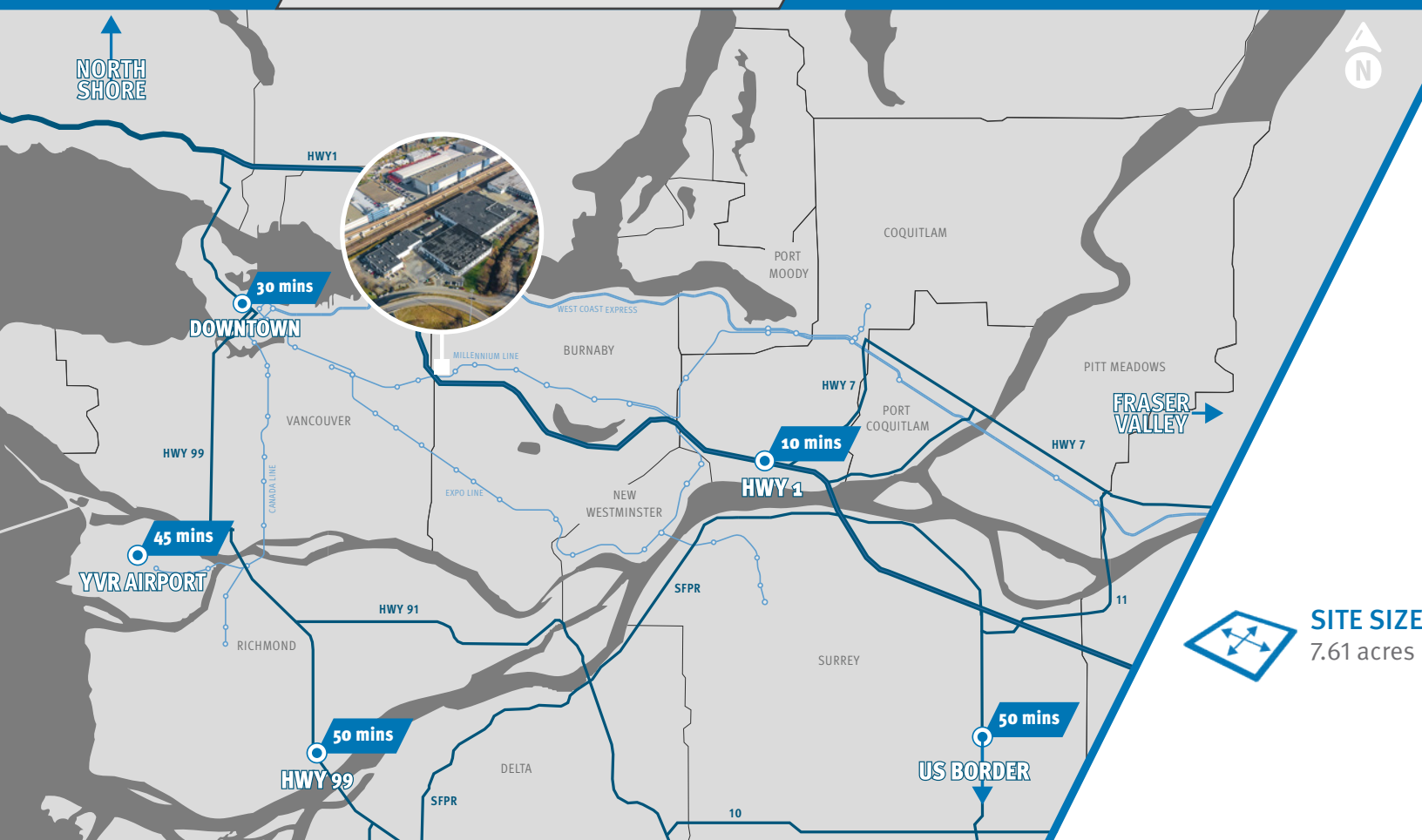
LOCATION

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.



DRIVE TIMES

— Main Roads — Public Transport



BUILDING SIZE

Satellite Building
2550 Boundary

Warehouse	13,895 SF
Office	2,527 SF
Total	16,422 SF

Main Building
2560 Boundary

Warehouse	38,117 SF
Office	6,170 SF
Total	44,287 SF

3773 Still Creek Drive

Warehouse	55,768 SF
Office	24,741 SF
Total	80,509 SF

Combined total: 141,218 SF



POTENTIAL PROPERTY EXPANSION

3819 & 3821 Still Creek Drive

Warehouse	30,899 SF
Office	5,651 SF
Total	36,550 SF

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
Please contact listing team



ADDITIONAL RENT
Please contact listing team



AVAILABILITY
January 1, 2027

BUILDING FEATURES



FLEXIBLE M2 ZONING



EIGHT (8) GRADE DOORS
EIGHT (8) DOCK DOORS



AMPLE PARKING



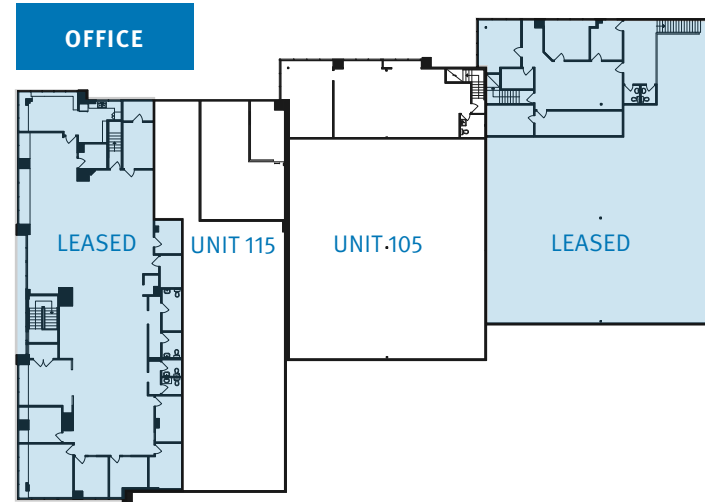
EXCELLENT REGIONAL
CONNECTIVITY



SECURED
FENCED AREA

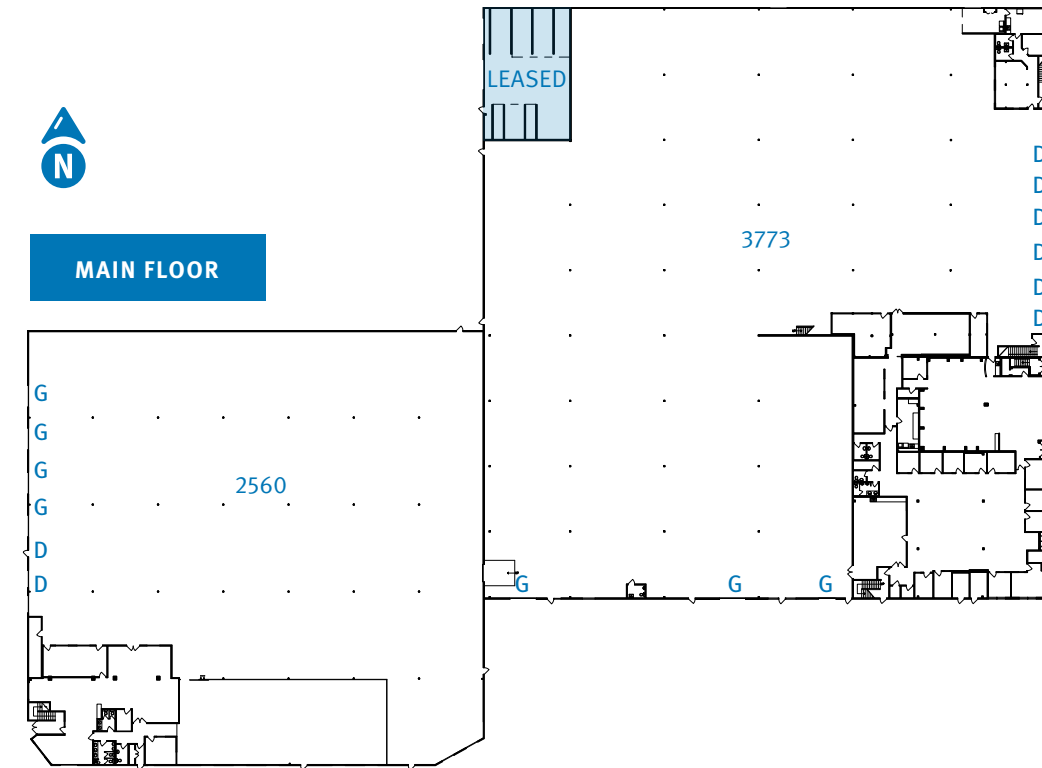
FLOOR PLAN

2550 Boundary Road



FLOOR PLAN

2560 Boundary Road & 3773 Still Creek Drive



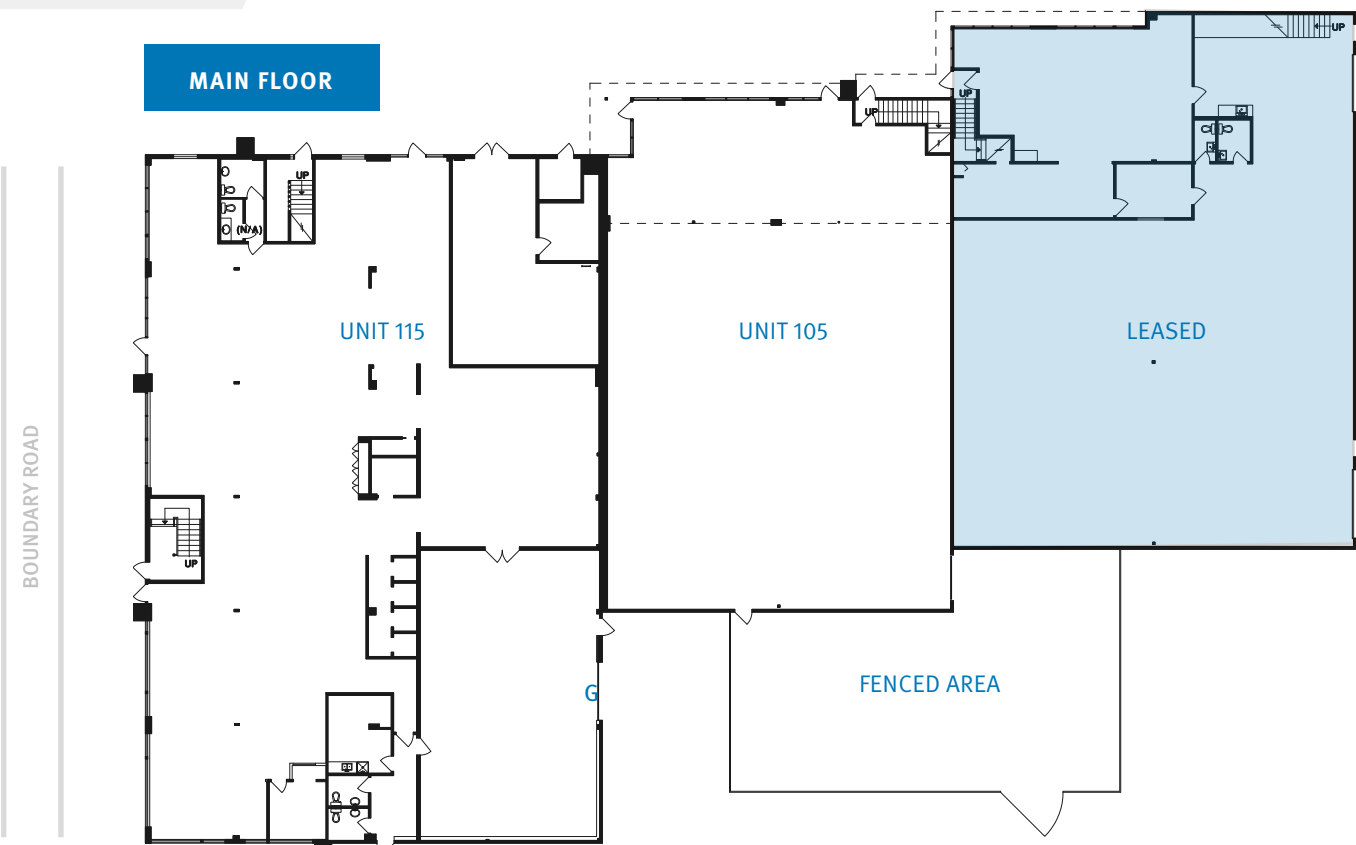
LEGEND

G = Grade Loading

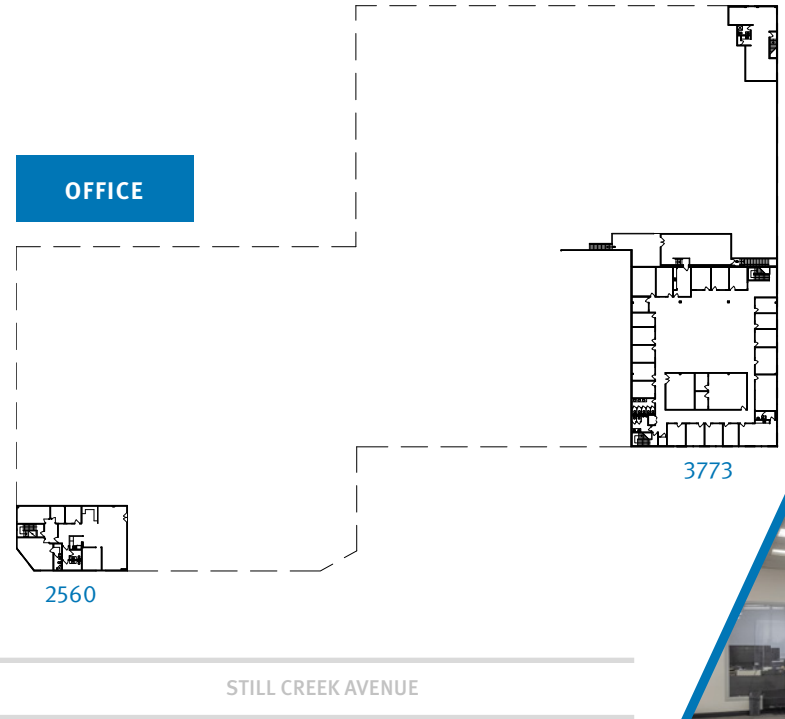
D = Dock Loading



MAIN FLOOR



OFFICE



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



BEN LUTES

Executive Vice President
604 646 8382
ben.lutes@avisonyoung.com

RYAN KERR*

Principal
604 647 5094
ryan.kerr@avisonyoung.com
**Ryan Kerr Personal Real Estate Corporation*



www.beedie.ca