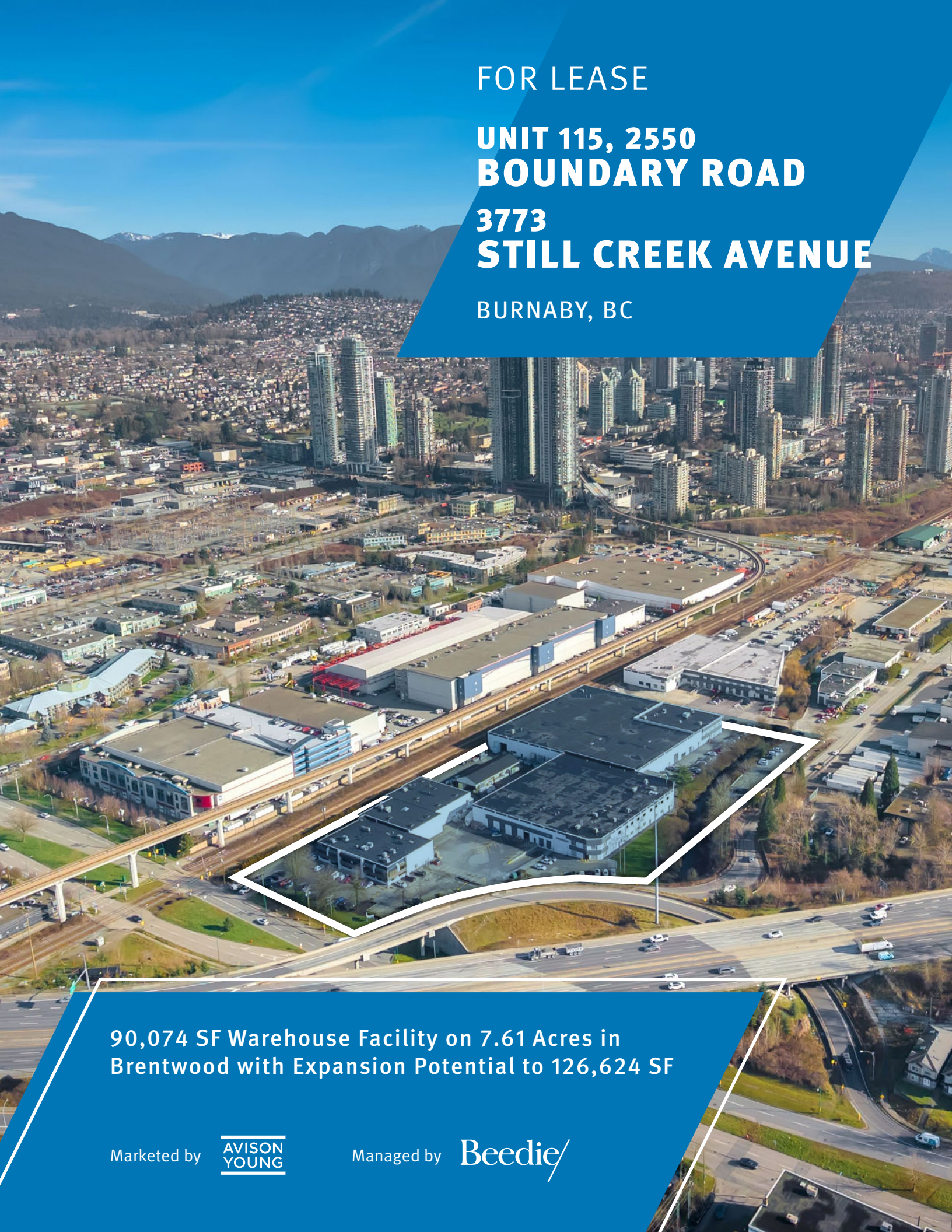




FOR LEASE

**UNIT 115, 2550
BOUNDARY ROAD
3773
STILL CREEK AVENUE**

BURNABY, BC

**90,074 SF Warehouse Facility on 7.61 Acres in
Brentwood with Expansion Potential to 126,624 SF**

Marketed by

**AVISON
YOUNG**

Managed by

Beedie/

OPPORTUNITY

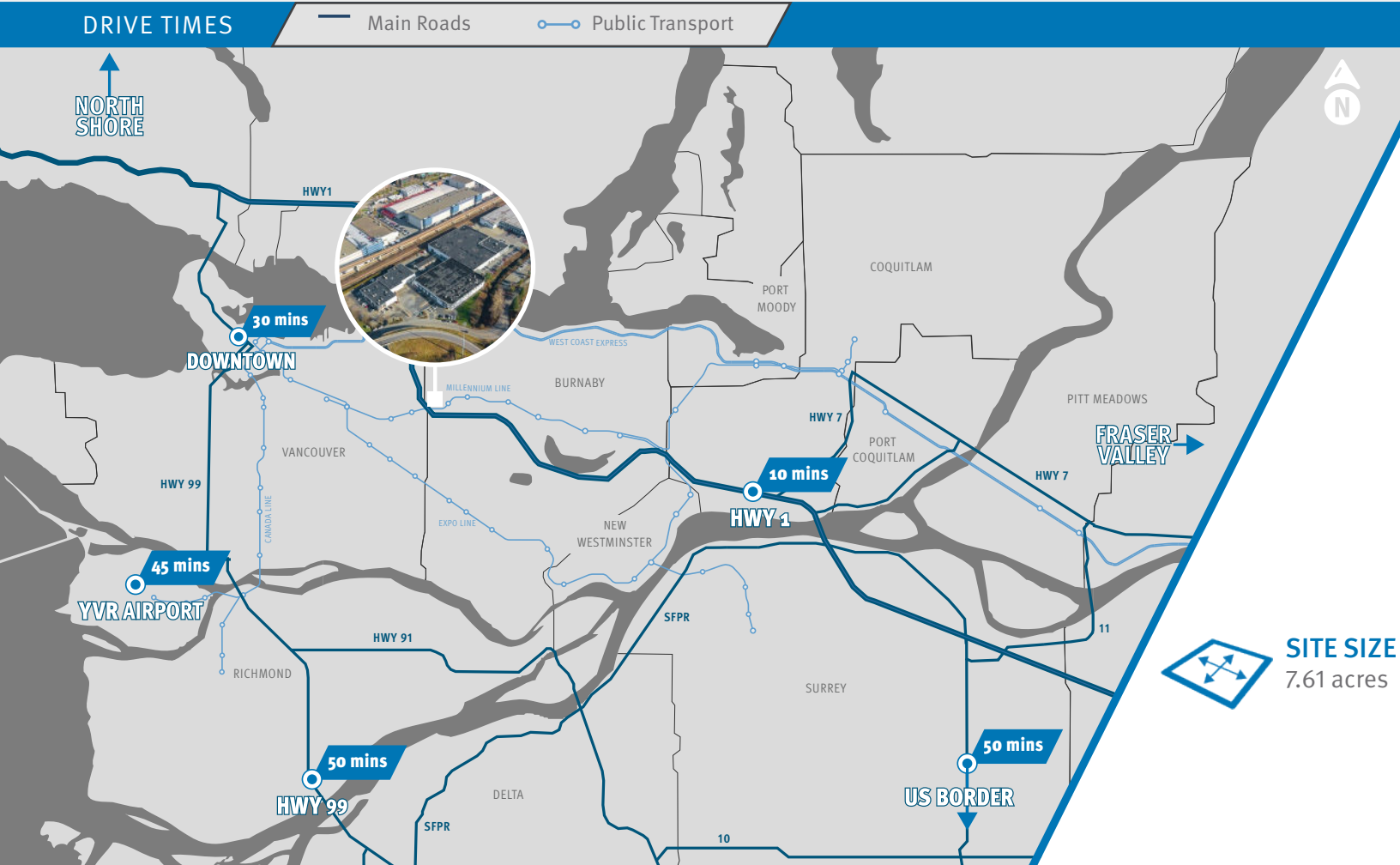
Located in the highly sought-after Brentwood industrial area of Burnaby, this is a rare opportunity to lease a 90,074 SF freestanding warehouse facility situated on 7.61 acres. The property features a functional warehouse layout with modern office and showroom space, offering strong operational efficiency 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 126,624 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.



BUILDING SIZE

Satellite Building		3773 Still Creek Avenue	
Unit 115, 2550 Boundary			
Showroom/Warehouse	9,337 SF	Warehouse	55,768 SF
Mezzanine	228 SF	Office	24,741 SF
Total	9,565 SF	Total	80,509 SF
Combined total: 90,074 SF			

POTENTIAL PROPERTY EXPANSION

3819 & 3821 Still Creek Avenue		An opportunity exists to expand into the neighbouring property, offering a combined total of 126,624 SF. Click here to learn more.
Warehouse	30,899 SF	
Office	5,651 SF	
Total	36,550 SF	

ZONING

I1 Industrial District

LEASE RATE

\$19.95 PSF, net

ADDITIONAL RENT

Please contact listing team

AVAILABILITY

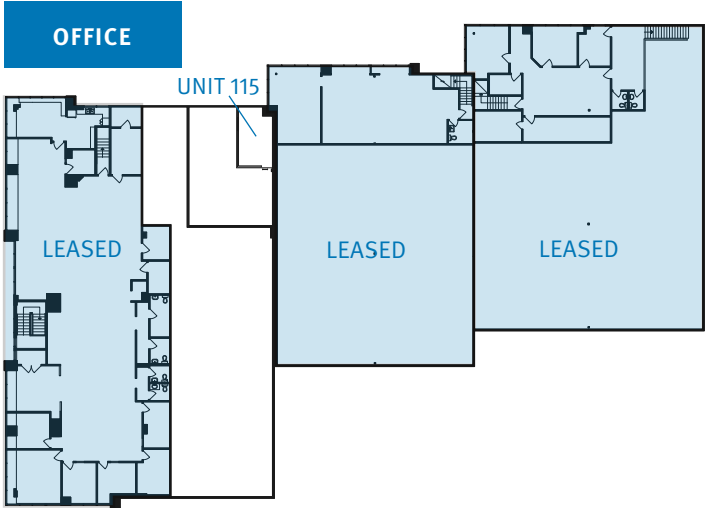
January 1, 2027

BUILDING FEATURES

-  FLEXIBLE I1 ZONING
-  FOUR (4) GRADE DOORS
SIX (6) DOCK DOORS
-  23'11" - 27'1" WAREHOUSE
CEILING HEIGHTS
-  200 AMPS - 800 AMPS POWER
-  AMPLE PARKING
-  EXCELLENT REGIONAL
CONNECTIVITY
-  SECURED
FENCED AREA

FLOOR PLAN

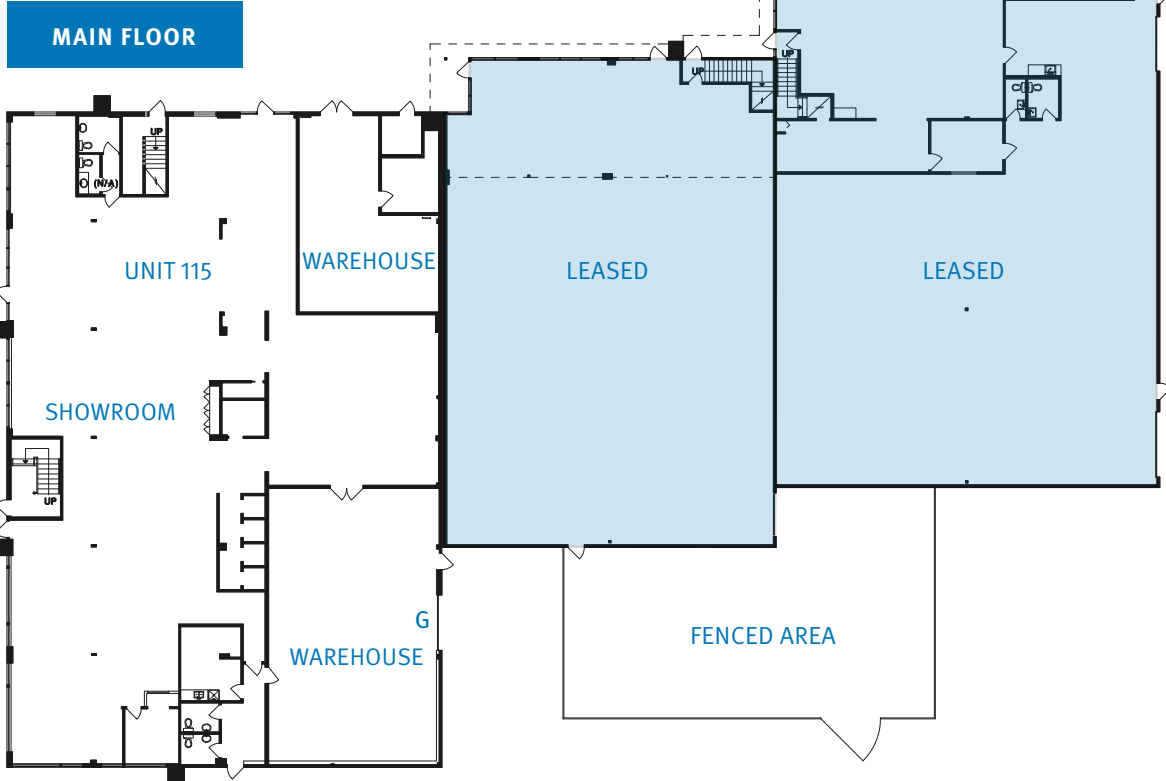
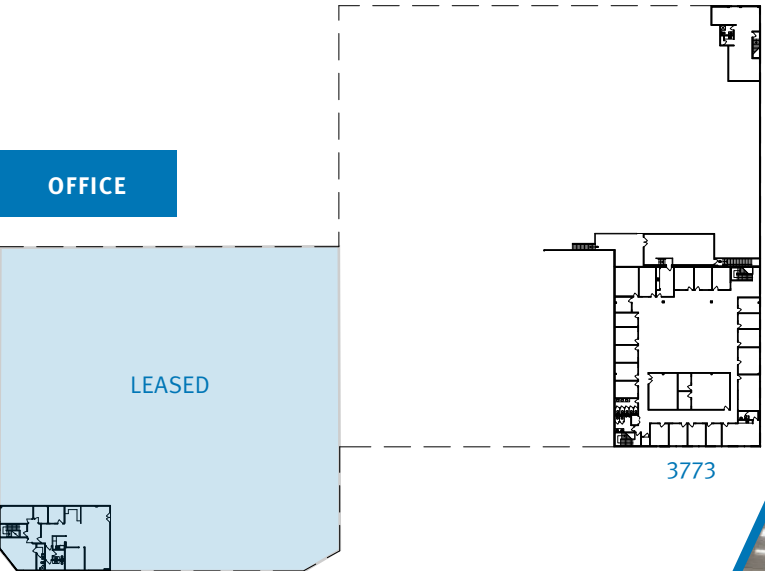
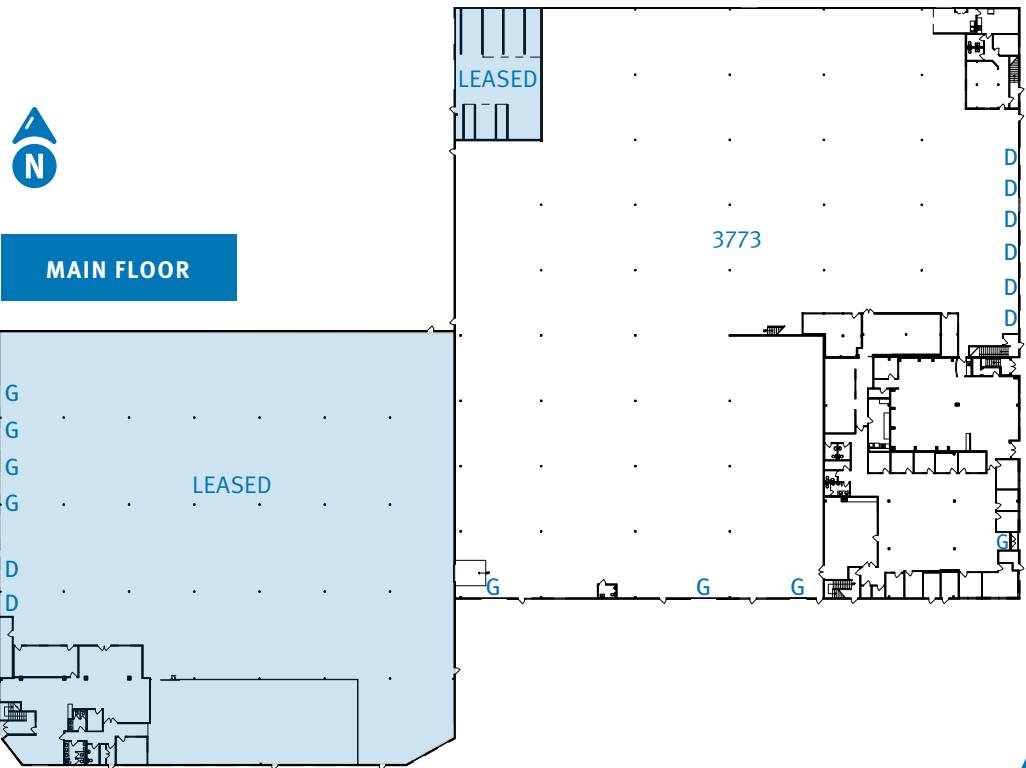
2550 Boundary Road



FLOOR PLAN

2560 Boundary Road & 3773 Still Creek Avenue

LEGEND
G = Grade Loading D = Dock Loading



 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



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