FOR LEASE

2245 Douglas Rd., Burnaby

Owned & Managed by Beedie



Marketed by

CUSHMAN & WAKEFIELD

2245 Douglas Road

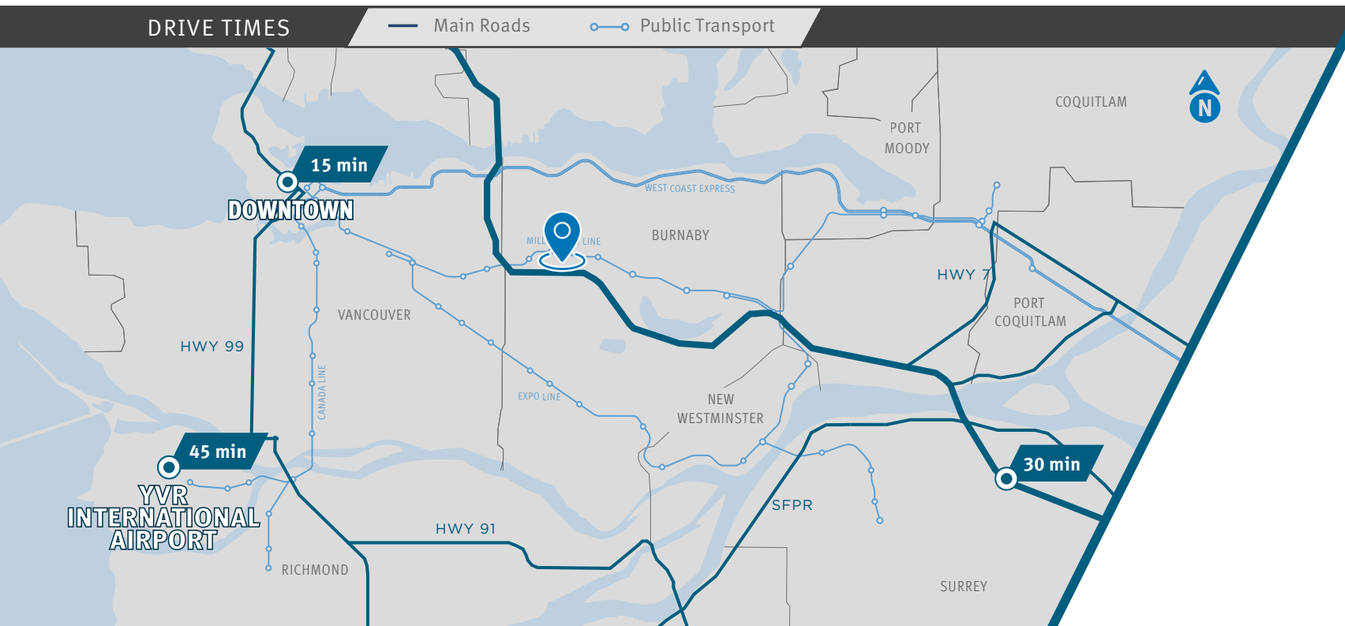
Burnaby, BC



OPPORTUNITY

Cushman & Wakefield and Beedie are pleased to present the opportunity to lease high-quality industrial facility at 2245 Douglas Road, Burnaby. This modern facility offers a versatile combination of warehouse and office space in one of Metro Vancouver's most strategic business locations. This building features efficient loading options, generous clear heights, and ample on-site parking to support a wide range of operational needs.

Flexible I1 zoning accommodates manufacturing, distribution, storage, and truck terminal uses, with office space available to suit tenant requirements. Positioned for exceptional connectivity and convenience, this Subject Property is ideal for businesses seeking a central hub in Burnaby.



LOCATION

Situated in the desirable North Burnaby submarket, 2245 Douglas Road offers an exceptional opportunity to position your business in one of Metro Vancouver's most connected industrial hubs. Join a thriving community of leading companies including ProSource Supply Ltd., Verathon Medical, BC Fasteners & Tools, and other established businesses in the area.

Minutes from Lougheed Highway and Highway 1, the subject property provides seamless access across Metro Vancouver and beyond. Brentwood Town Centre and the Millennium Line SkyTrain are nearby, ensuring convenient transit options for employees and clients. This strategic location combines superior connectivity with proximity to major commercial amenities and a strong labour pool, making it an ideal choice for dynamic businesses.

BUILDING FEATURES

CONSTRUCTION
Concrete tilt-up

LIGHTING
LED

HEATING
Warehouse: Ceiling-mounted electric
Office: HVAC

LOADING
48 dock doors
(10 full-size truck / 38 courier)

POWER
600 volts, 200 amps

CAR PARKING
37 stalls

TRAILER PARKING
20 lanes (approx. 60'-110')

FLOOR LOAD
Warehouse: 200 lbs PSF
Office: 100 lbs PSF

OFFICES
Mixture of open plan & private

ROOF
17 years remaining



AVAILABILITY
August 1, 2027

ZONING
I1 - Industrial District

LEASE RATES
Contact listing agents

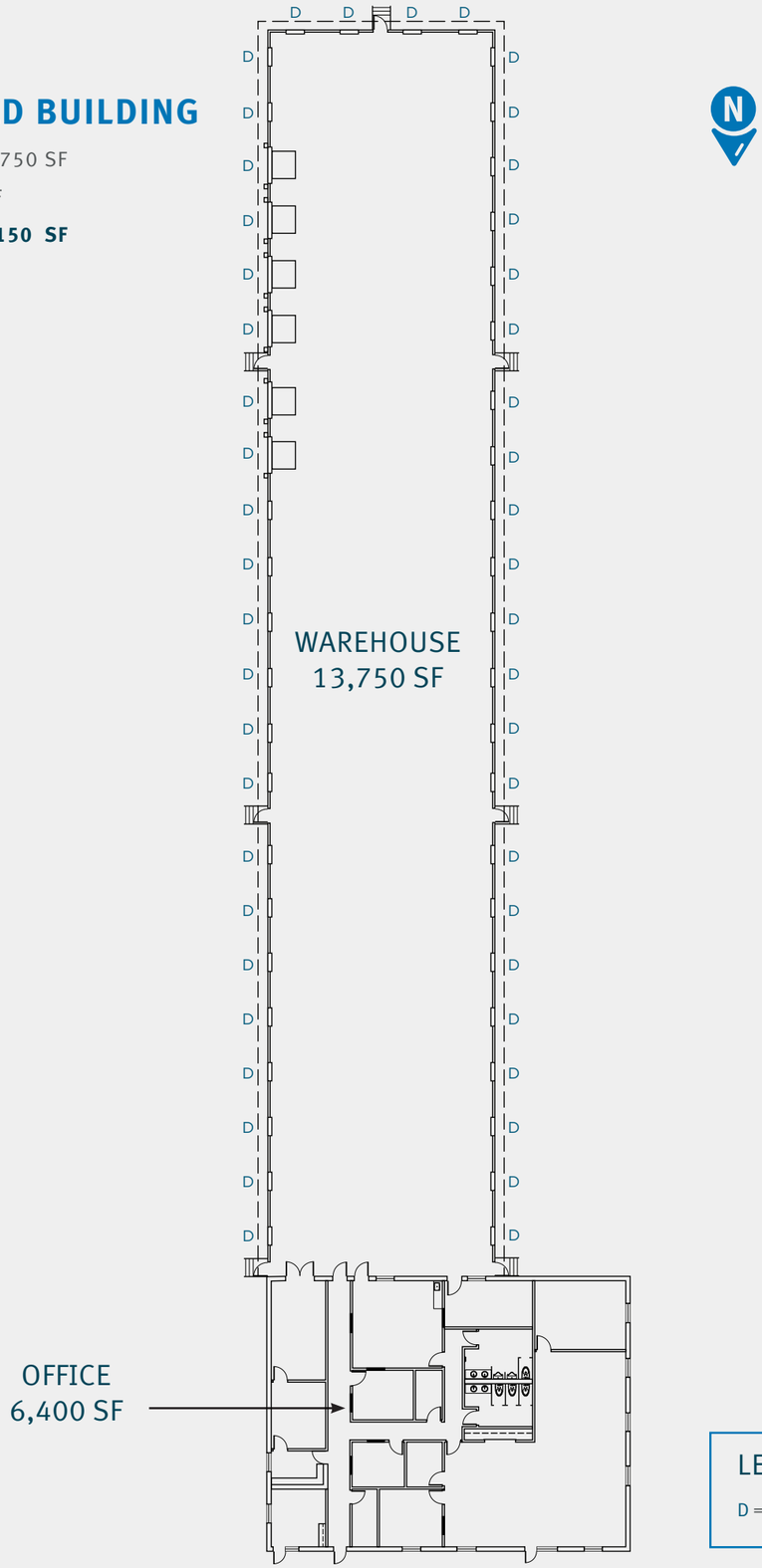
ADDITIONAL RENT
$7.80 + 5% management fee
(2026 estimate)

PROPOSED BUILDING

Warehouse: 13,750 SF

Office: 6,400 SF

TOTAL GFA: 20,150 SF



ABOUT THE OWNER

Beedie

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development.

With an ever-expanding industrial portfolio of over 19 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.





BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.

www.beedie.ca



CUSHMAN & WAKEFIELD

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