

FOR LEASE

# 2275 Douglas Rd., Burnaby

Developed by **Beedie/**



Marketed by



**CUSHMAN &  
WAKEFIELD**



# 2275 Douglas Road

Burnaby, BC

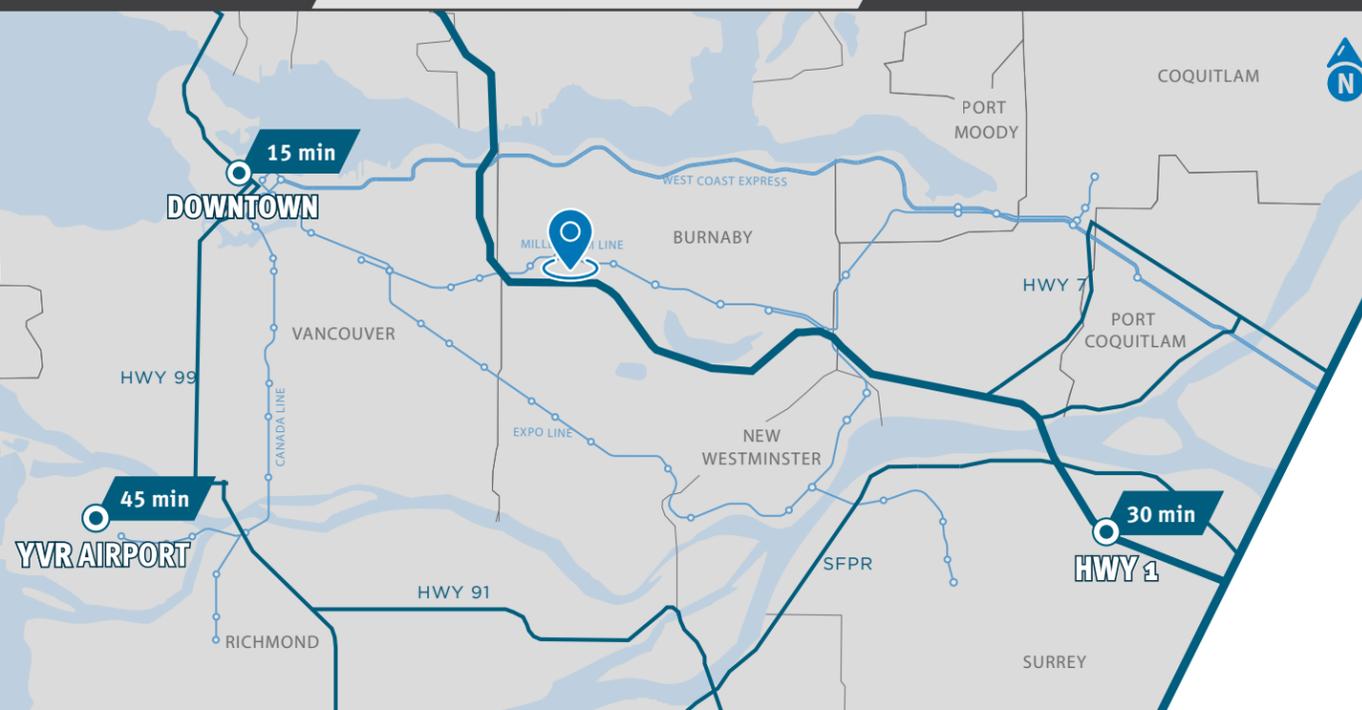
## OPPORTUNITY

Cushman & Wakefield and Beedie are pleased to present the opportunity to lease high-quality industrial space at 2275 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 M2 and M6 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.

### DRIVE TIMES

— Main Roads    ● Public Transport



## LOCATION

Situated in the desirable North Burnaby submarket, 2275 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 Purolator, 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

**SKYLIGHTS**  
12 skylights

**SPRINKLERS**  
Warehouse - standard response  
Office - quick response

**LOADING**  
7 dock, 2 grade

**CEILING HEIGHT**  
26' clear

**COLUMN SPACING**  
36' x 63'

**POWER**  
400 Amps

**CAR PARKING**  
56 stalls

**FLOOR LOAD**  
500 lb PSF

**OFFICES**  
Mixture of open plan & private



**AVAILABILITY**  
Move-in ready



**ZONING**  
M2 - General Industrial District  
M6 - Truck Terminal District



**LEASE RATES**  
Contact listing agents



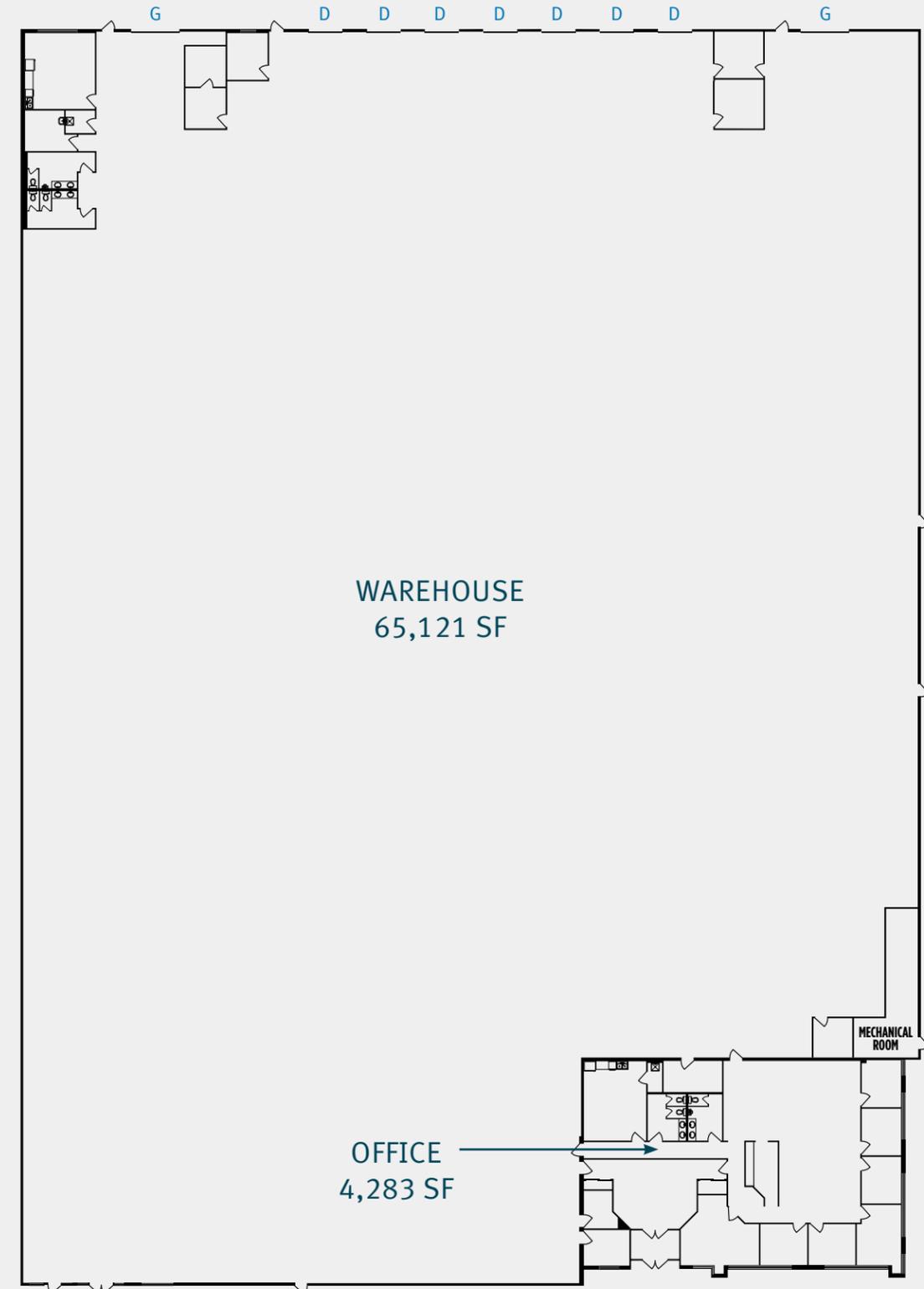
**ADDITIONAL RENT**  
\$5.66 + 5% management fee  
(2026 estimate)

## PROPOSED BUILDING

Warehouse: 65,121 SF

Office: 4,283 SF

**TOTAL GFA: 69,404 SF**



### LEGEND

D = Dock Loading  
G = Grade Doors

## ABOUT THE DEVELOPER

# 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 16 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](http://www.beedie.ca)





## CONTACT

/

### SEAN UNGEMACH

Personal Real Estate Corporation  
Executive Vice Chairman

604 880 5110

[sean.ungemach@cushwake.com](mailto:sean.ungemach@cushwake.com)

### KARLY MACRAE

Senior Associate

604 640 5872

[karly.macrae@cushwake.com](mailto:karly.macrae@cushwake.com)

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Beedie/ Built for good

[www.beedie.ca](http://www.beedie.ca)