

FOR LEASE

2275 Douglas Rd., Burnaby

Developed by *Beedie/*



Marketed by



**CUSHMAN &
WAKEFIELD**



2275 Douglas Road

Burnaby, BC

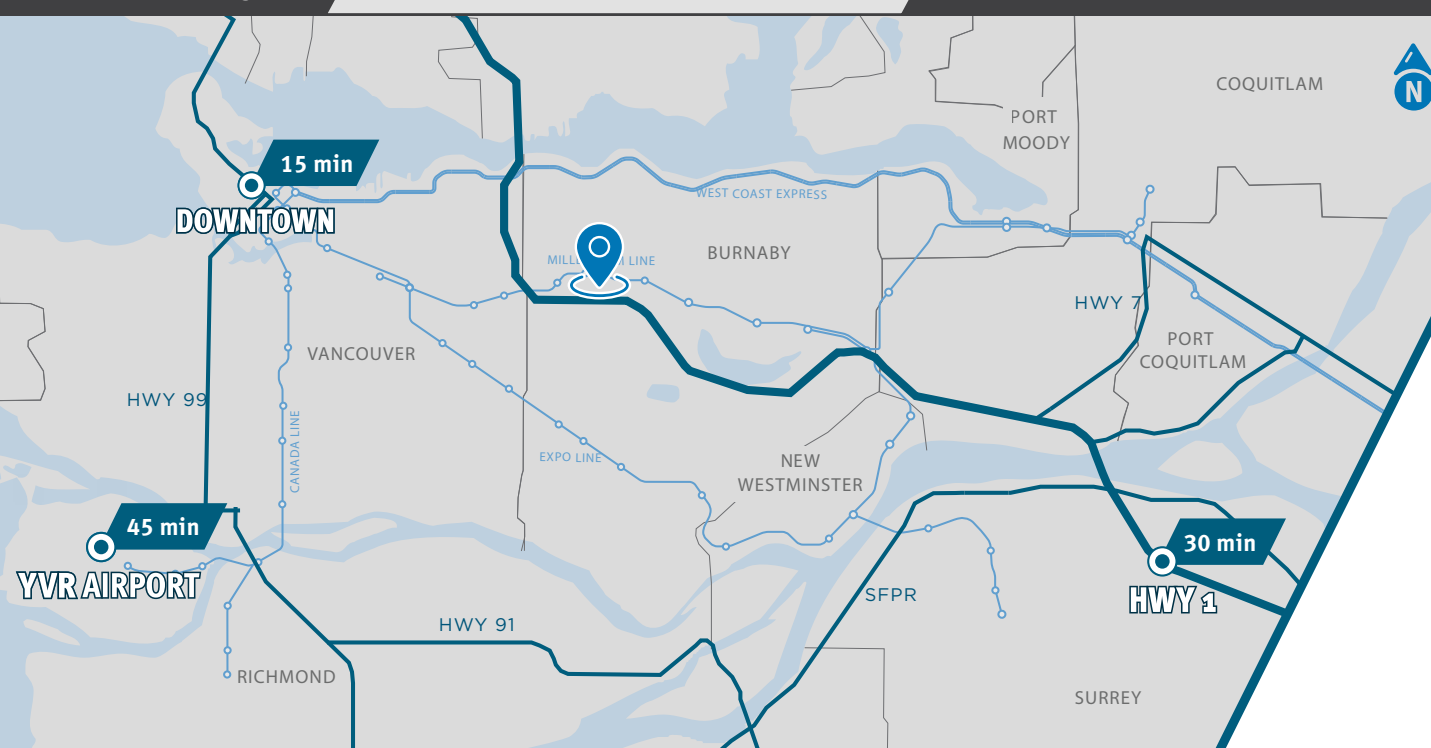
OPPORTUNITY

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



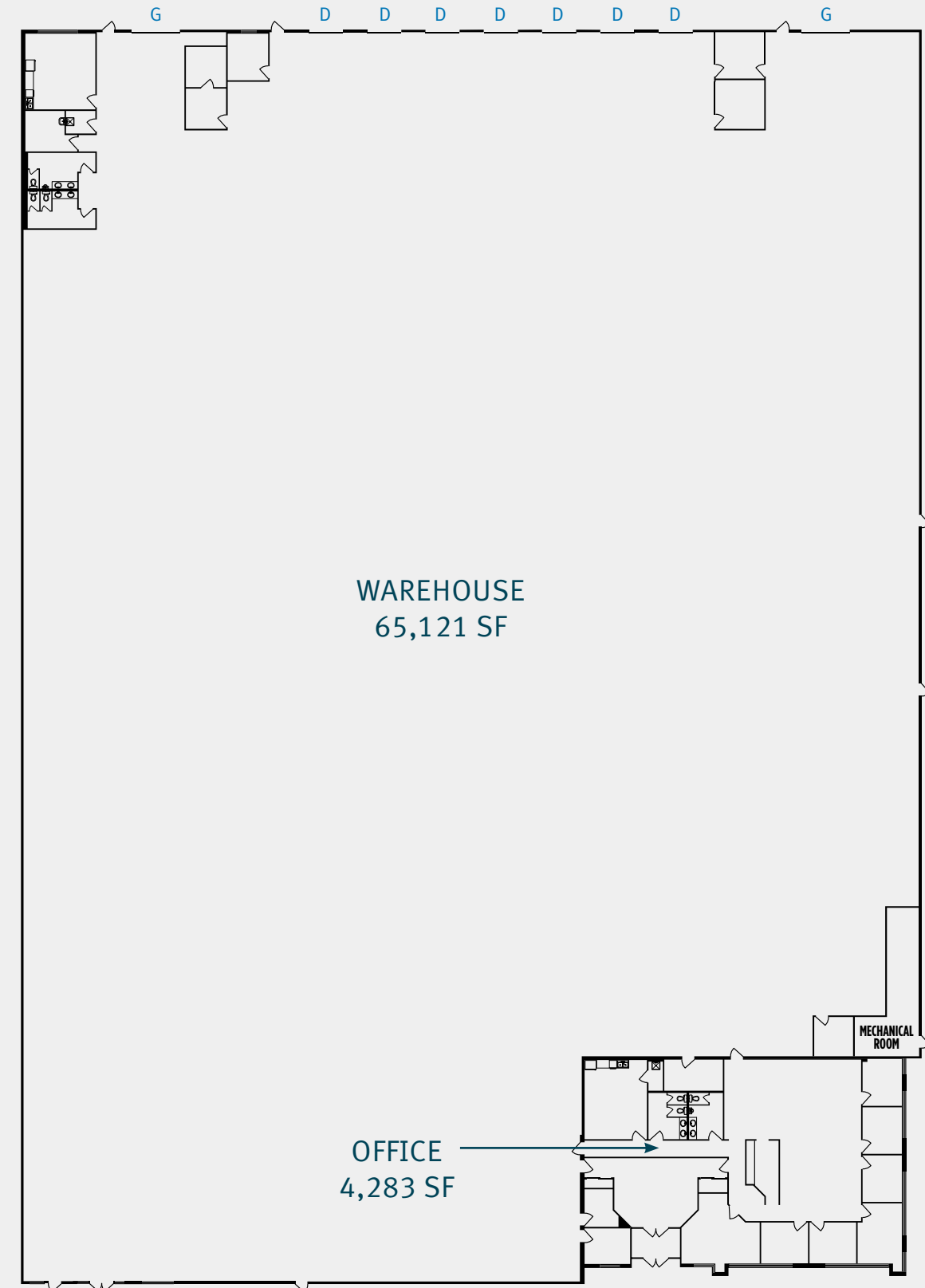
LEASE RATES
Contact listing agents



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





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