

Unit 100

3676 Bainbridge Avenue

Burnaby, BC

33,833 SF Industrial Space with Dock Loading
Located in the Winston Industrial Area



Professionally Owned & Managed By

Beedie/



Opportunity

Unit 100 at 3676 Bainbridge Avenue presents 33,833 SF of industrial space located in the heart of Burnaby within the Winston industrial area. This unit features front-loading configuration with a covered loading platform, and a combination of office, showroom, and warehouse space. The property is professionally owned and managed by Beedie, Western Canada's largest industrial developer and property manager.

The subject property's strategic location provides excellent connectivity throughout Metro Vancouver. Benefit from being just 2 minutes from Lougheed Highway and 8 minutes from the Trans-Canada Highway. Expo SkyTrain Line's Sperling-Burnaby Lake Station is within a 15-minute walk to and from the property, offering convenient commuter access for employees.

Available Area

33,833 SF

Available

Immediately

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$5.51 PSF (2025 est.)
plus 5% Management Fee

Zoning

CD (M-5)



Unit Features



2 dock loading doors



Fluorescent lighting



Ample truck maneuvering room



Covered loading platform



91' open clear span warehouse area



Designated men's, womens' & universal washrooms



20' clear height



Alarm security system



Combination of showroom, storage, boardroom, private office spaces, lunchroom, & first aid room



600 amps, 480 volts, electrical service



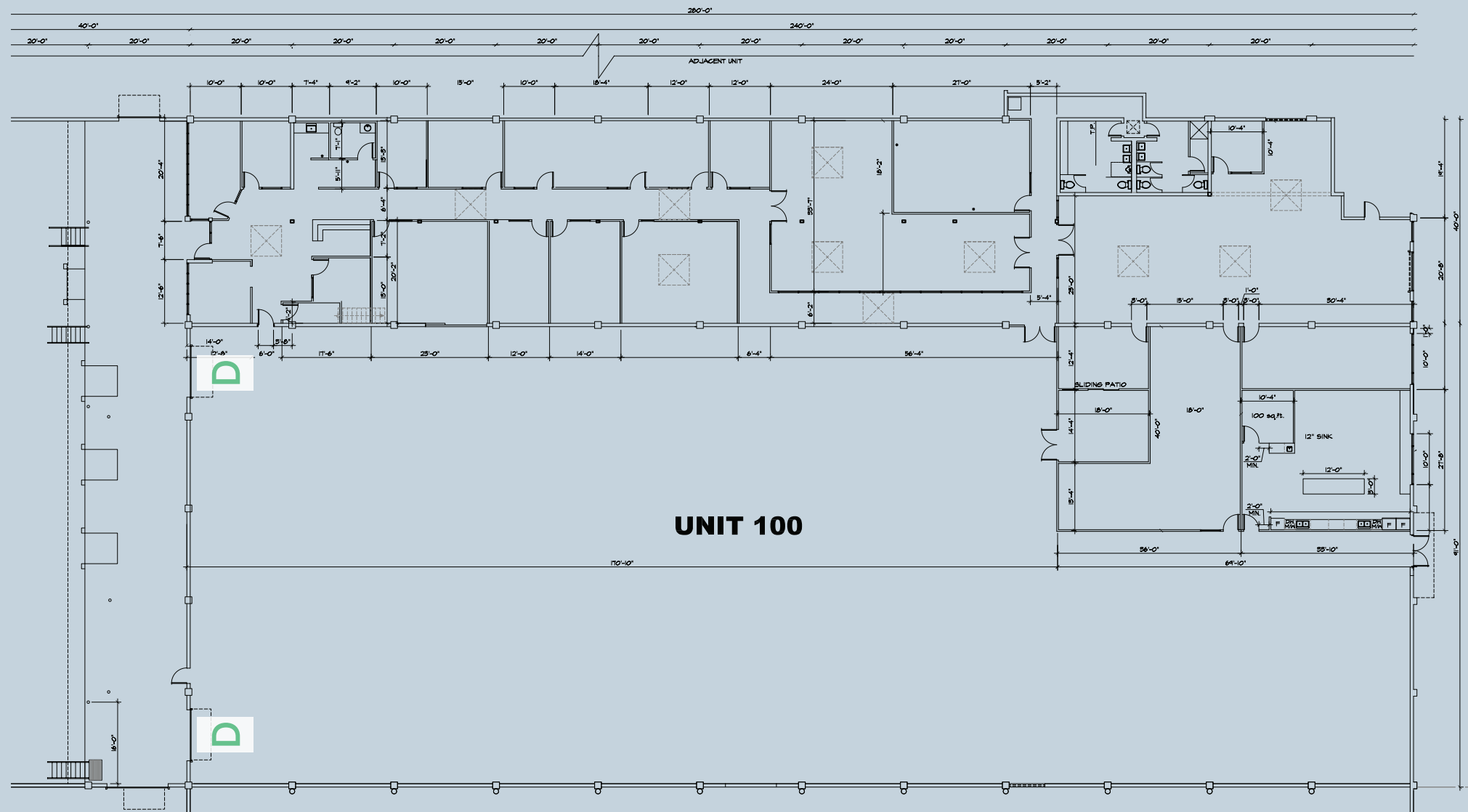
Ample parking



Floor Plan

Unit Area

Loading Dock	2,603 SF
Office	9,475 SF
Warehouse	21,755 SF
Total	33,833 SF



D = Dock Loading

*Areas are approximate. Floor plan is not to scale.



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Industrial | For Lease

Tenants In The Area

- 1 Dryco
- 2 Whistler Water
- 3 William F. White Lakewood Studios
- 4 Microserve
- 5 Digital Sound Magic Recording Studios
- 6 Eagle Creek Studios
- 7 L. B. Fosters
- 8 Sulzer
- 9 MBS Studios

Drive Times	2 Min Lougheed Highway (Hwy 7)	5 Min Trans-Canada Highway (Hwy 1)	7 Min The Amazing Brentwood	12 Min Metrotown	29 Min Downtown Vancouver
	22 Min GCT Vanterm & Centerm Terminals	26 Min Fraser Surrey Docks	45 Min Deltaport	45 Min Canada-US Border	40 Min Vancouver International Airport

Contact

Joe Inkster

Personal Real Estate Corporation
Executive Vice President
Industrial Properties
604 662 5134
joe.inkster@cbre.com

Hayden Ferrill

Vice President
Industrial Properties
778 372 1934
hayden.ferrill@cbre.com

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC

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