

FOR LEASE

4570 TILLICUM STREET

BURNABY, BC

Owned & professionally managed by

Beedie/



AVAILABLE IMMEDIATELY

**43,534 SF INDUSTRIAL FACILITY
WITH HEAVY POWER**

Marketed by **CBRE**



FOR LEASE

4570 Tillicum Street

Burnaby, BC

OPPORTUNITY

On behalf of Beedie, CBRE is pleased to present the opportunity to lease a 43,534 SF modern industrial facility in one of Metro Vancouver's most sought-after industrial hubs.

Built in 2022, this facility features Beedie's best-in-class building specifications, including dock and grade loading, impressive 38' clear ceilings, 700 lb PSF floor load, and wrap-around glazing in the office area offering excellent corporate appeal and natural light.



ZONING

CD (Comprehensive Development)

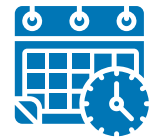


LEASE RATE

Contact Listing Agents

ADDITIONAL RENT

\$7.18 PSF (2026 est.) plus 5% management fee

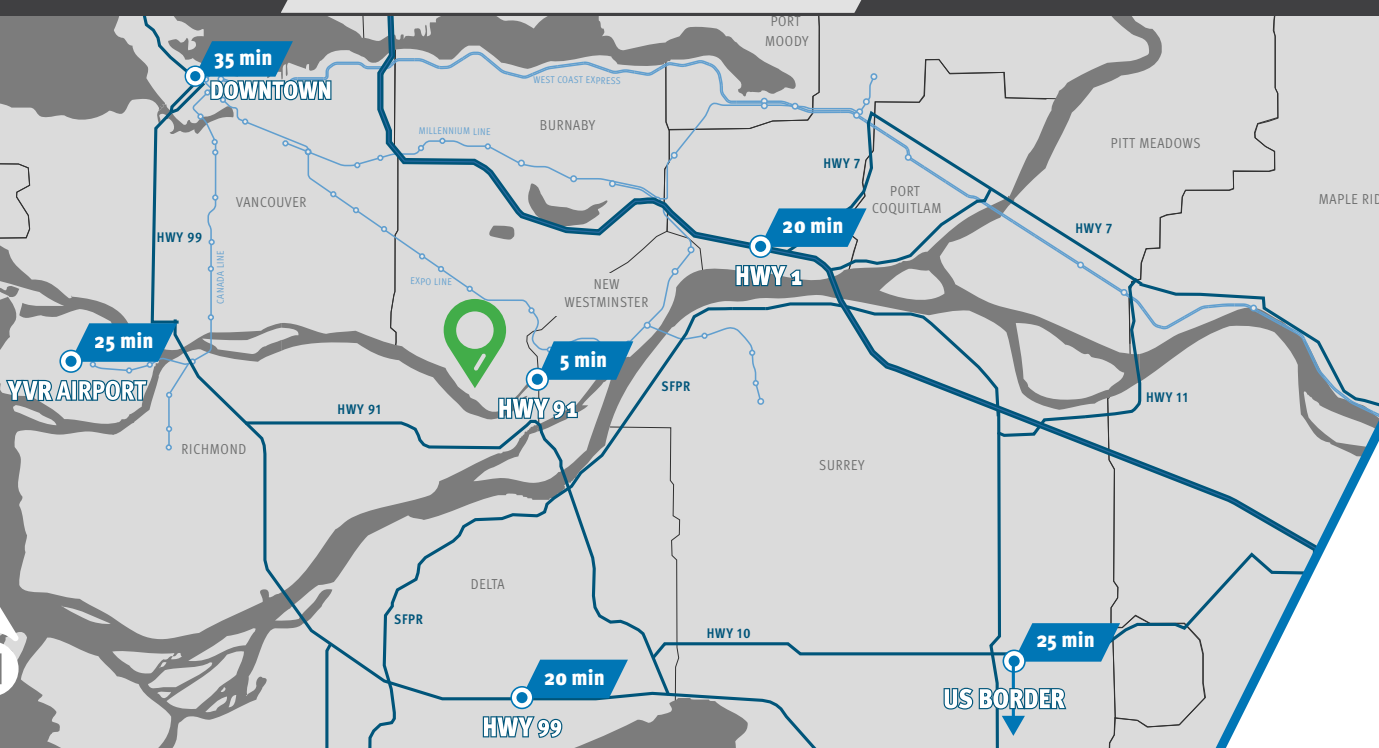


AVAILABILITY

Immediate

DRIVE TIMES

— Main Roads — Public Transport



LOCATION

Located in South Burnaby's Big Bend industrial area, 4570 Tillicum Street is ideally situated in proximity to major thoroughfares, an abundance of amenities, and offers convenient transit service.

Its central Burnaby location provides seamless access to all municipalities across the Lower Mainland and quick connections to British Columbia Highway 91, the Trans-Canada Highway, South Fraser Perimeter Road, and Vancouver International Airport (YVR). Public transit is easily accessible via the 116 bus route, with a stop conveniently located at the corner of North Fraser Way and Tillicum Street.

Due to its wide population base and high-quality industrial space, the Big Bend industrial submarket is home to many reputable businesses, such as Amazon, Canada Post, Canada Motion Park, Grand & Toy, and Olympia Transportation.

BUILDING FEATURES

CONSTRUCTION

Cast-in-place concrete panels

SPRINKLERS

ESFR sprinkler system

SKYLIGHTS

Six (6) 6' x 6' translucent skylights in warehouse

LOADING

Five (5) dock doors (8'6" X 10')
One (1) grade door (12' X 14')

LIGHTING

High efficiency LED lighting fixtures

COLUMN SPACING

101' x 31'-2 1/2"

CEILING HEIGHT

38' clear in warehouse

CAR PARKING

52 parking stalls

HEATING

Gas-fired unit heaters in warehouse

FLOOR LOAD

700 lb PSF warehouse floor load capacity

TELECOMMUNICATIONS

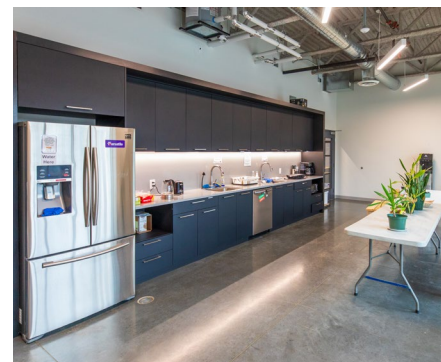
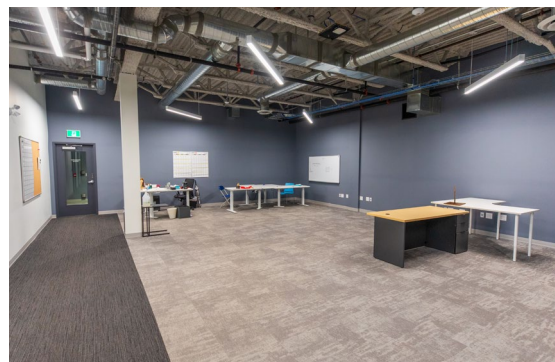
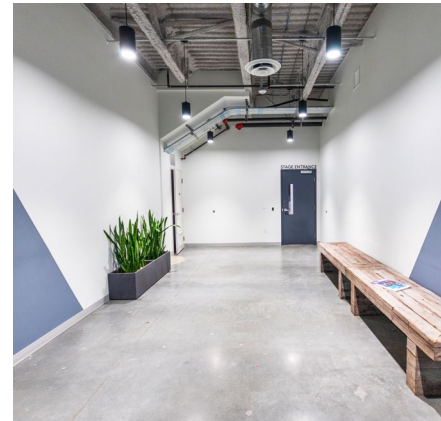
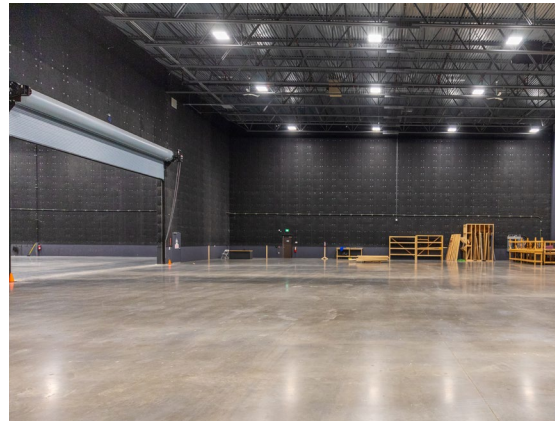
Fibre optic cable provided by TELUS

RECIRCULATION FANS

Ceiling fans in warehouse

POWER

3,000 amp interior substation



MARKETING PLAN



AVAILABLE AREA

Warehouse: 33,597 SF

Office: 9,937 SF

TOTAL BUILDING AREA: 43,534 SF

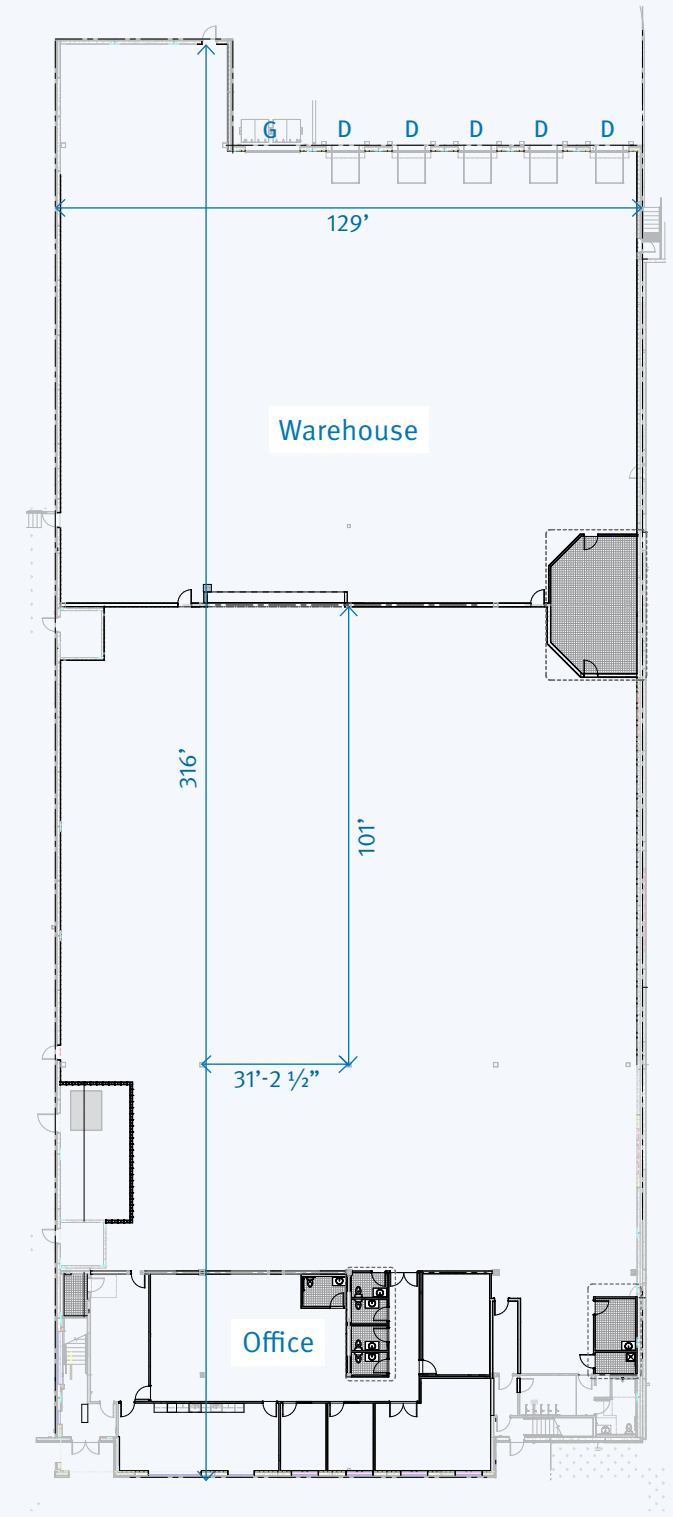
LEGEND

D = Dock Doors

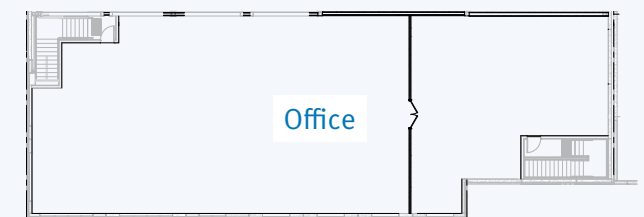
G = Grade Doors

Plan not to scale.

GROUND FLOOR



SECOND FLOOR



ABOUT THE OWNER & PROPERTY MANAGER

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 SF of new development.

With an ever-expanding industrial portfolio of over 16 million SF 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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