

FOR LEASE

4193 - 4195 McConnell Drive

Burnaby, BC

Opportunity to lease 5,723 sf of high quality, warehouse/office space within a professionally managed and well-maintained multi-tenant facility



Kyle S. Blyth*, Principal
604 647 5088
kyle.blyth@avisonyoung.com
**Kyle Blyth Personal Real Estate Corporation*

Drew Nielson, Associate
604 837 2151
drew.nielson@avisonyoung.com

**AVISON
YOUNG**



Property details

AVAILABLE AREA

5,723 SF

ZONING

I1 (Industrial District)

LEASE RATE

\$19.00 psf, per annum

ADDITIONAL RENT

\$7.66 psf (estimated for 2026)

AVAILABILITY

Immediate

Location

The subject property is centrally located in North Burnaby on Winston Street, benefitting from convenient access to and from both the Lougheed and Trans-Canada Highways. The Winston-Government corridor is easily accessible by SkyTrain and bus transit and benefits from various amenities nearby.

Property highlights



18' clear ceiling heights



Fully sprinklered



Two (2) grade level loading doors

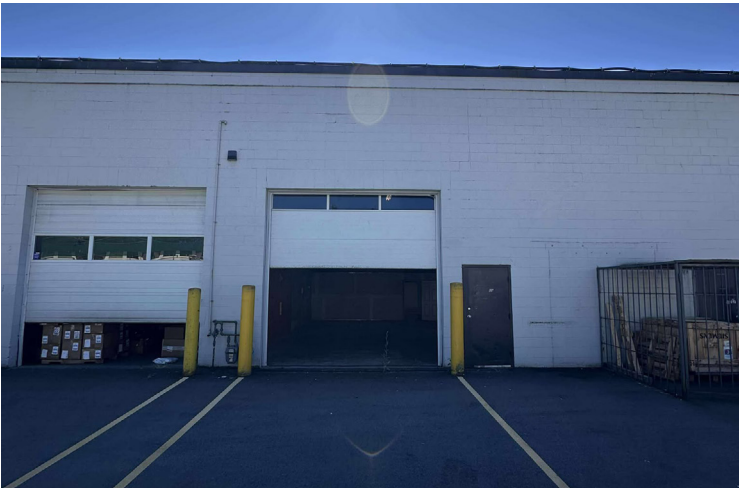
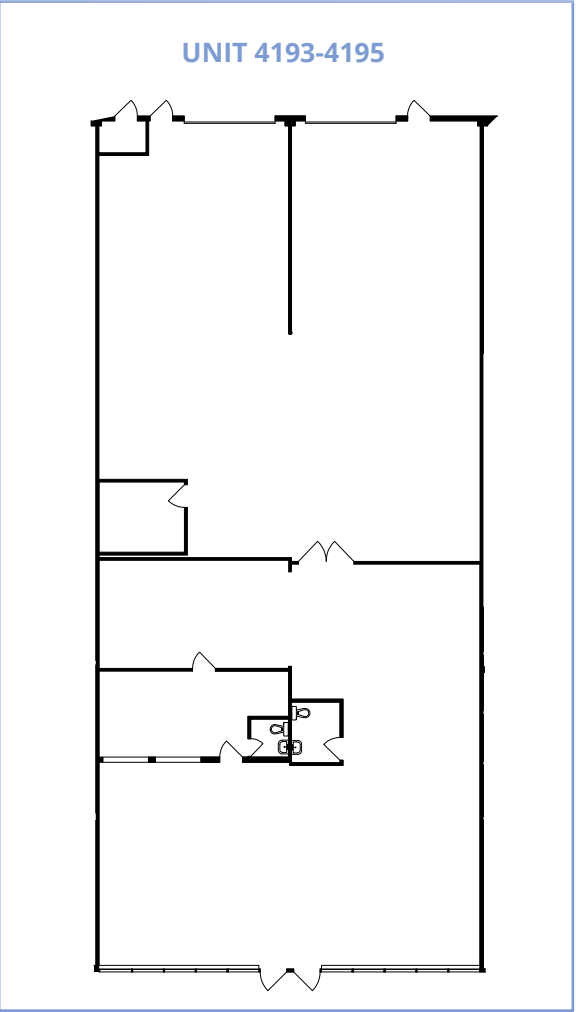
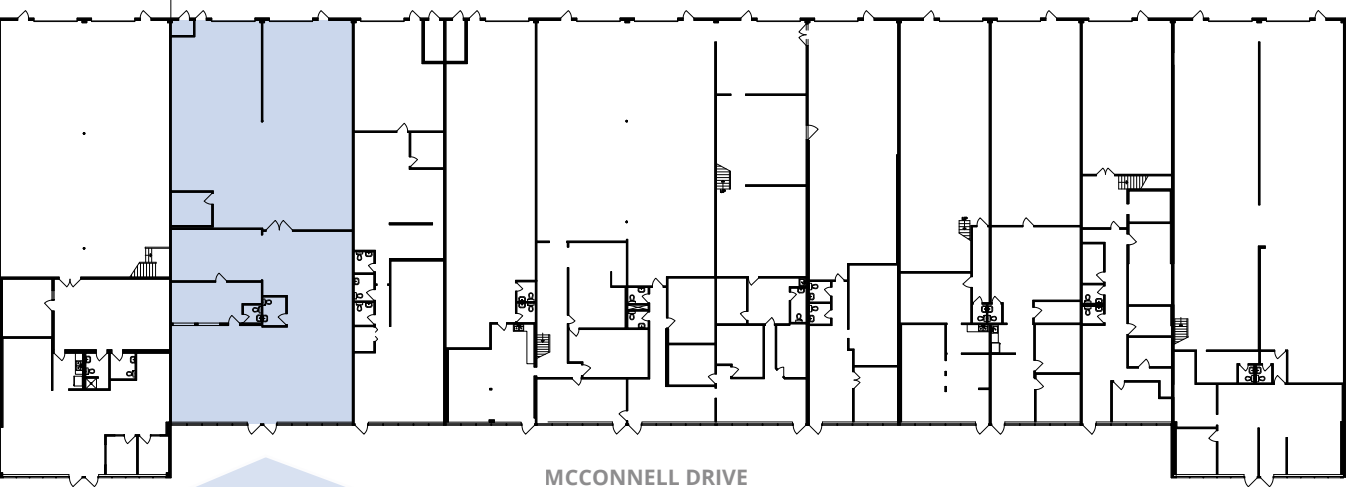


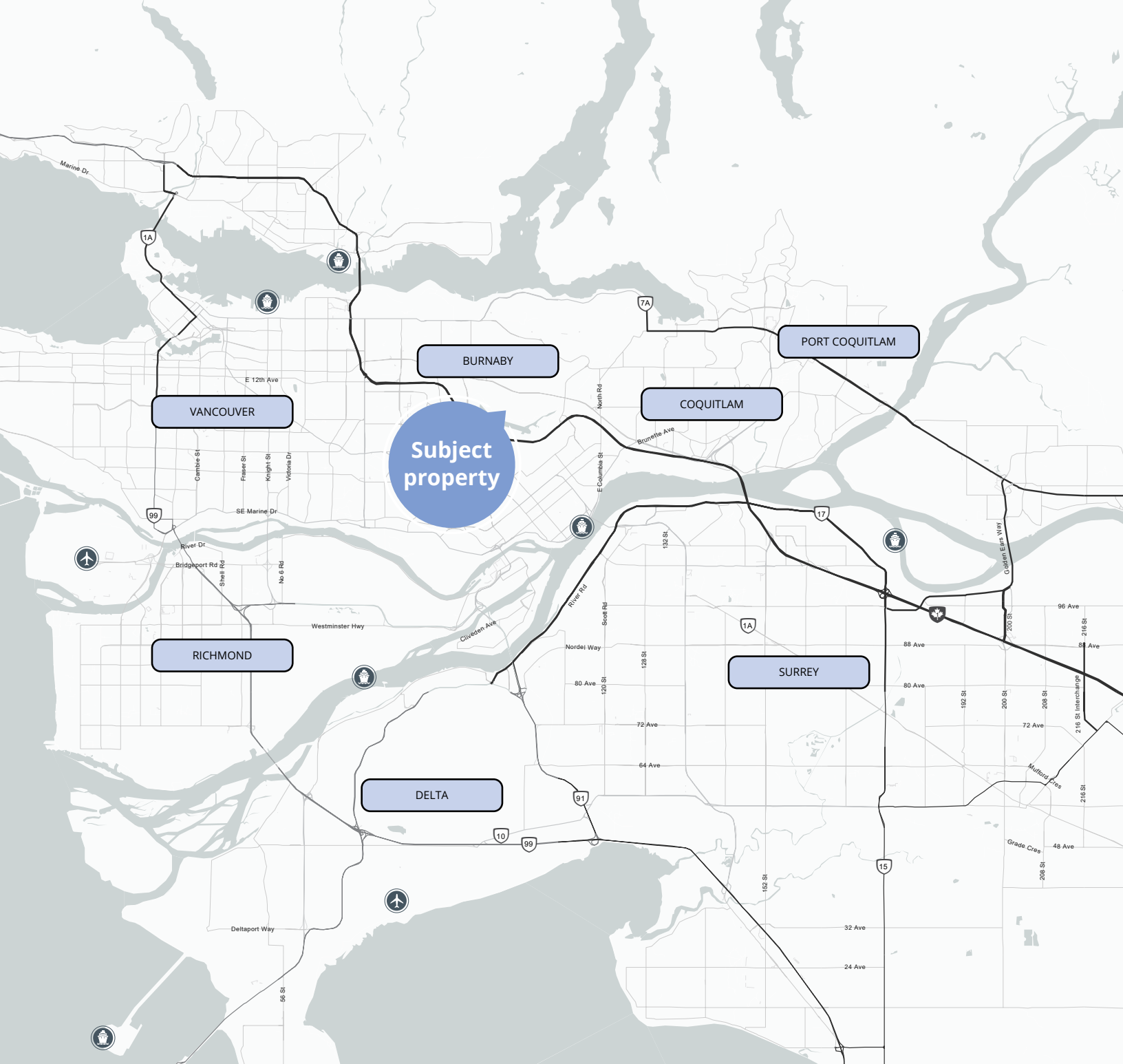
Air conditioned office space



Ample parking

Floorplan





For more information, please contact:

Kyle S. Blyth*, Principal
604 647 5088
kyle.blyth@avisonyoung.com
**Kyle Blyth Personal Real Estate Corporation*

Drew Nielson, Associate
604 837 2151
drew.nielson@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.