

**AVISON
YOUNG**

For Lease

4595 Tillicum Street
Burnaby, BC



11,897 square feet of warehouse
and functional office space with
dock and grade loading

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*Personal Real Estate Corporation

Opportunity

Avison Young is pleased to present the opportunity to lease an 11,897 sf unit with both dock and grade loading, prominently located in the Big Bend submarket of Burnaby. Centrally positioned along Tillicum Street, the property offers excellent accessibility within one of Burnaby’s most active industrial and business districts. With immediate connections to Marine Way, North Fraser Way, Highway 91, and the Trans-Canada Highway, the property is ideally situated near a wide range of amenities, including Market Crossing Shopping Centre, Riverway Golf Course, and numerous restaurants and services.

Property details

UNIT SIZE	
Ground Floor Warehouse	8,521 sf
Ground Floor Office	3,376 sf
TOTAL	11,897 sf

ZONING
M-3 – Heavy Industrial District
**Only light industrial uses will be permitted by the Landlord*

CEILING HEIGHT
24’ clear

LOADING
Two (2) dock level doors and one (1) grade level door

ASKING BASE RENT
\$19.75

ADDITIONAL RENT (2025 ESTIMATE)
\$4.95











AVAILABILITY
Q1 2026

PARKING
Ample surface parking



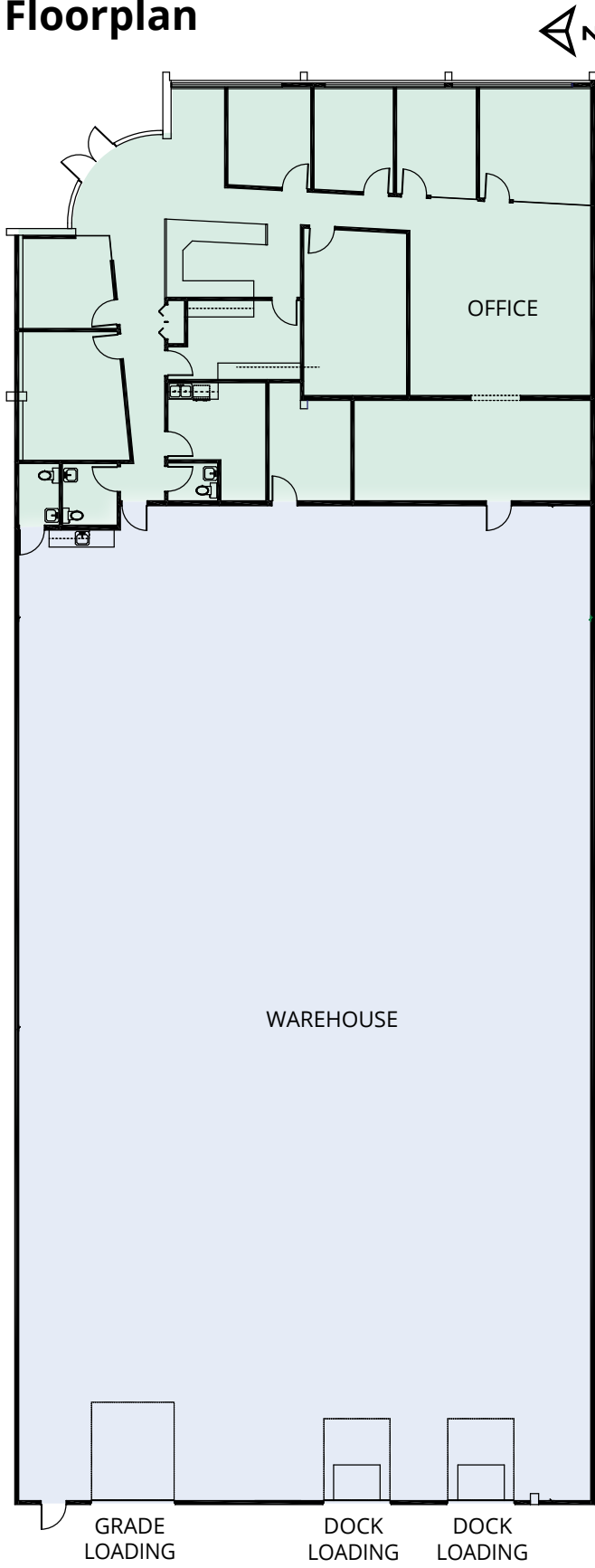


Building highlights

-  Christopher Bozyk Architects designed building
-  Waterfront location
-  Ample parking
-  Rear loading/front office configuration
-  HVAC throughout office areas
-  Warehouse walls painted white
-  225 amp, 120/208 volt, 3-phase electrical supply
-  Skylights
-  Sprinklered
-  Telus fibre installed



Floorplan





Nearby amenities

- Cobs Bread
- Starbucks
- Canadian Tire
- London Drugs
- Winners
- TD Canada Trust
- VanCity
- Save-On-Foods
- Sportscheck
- WhiteSpot
- Tim Horton's
- Subway
- Nando's Chicken
- Mucho Burrito
- The Cactus Club
- Boston Pizza
- Staples
- Michaels
- Urban Trails
- Riverway Sports Complex
- Foreshore Parks

Contact for more information

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