

FOR LEASE



7867 - 7890 EXPRESS STREET  
BURNABY, BC

Cross-dock distribution, office  
space and secured yard on 27.12  
acres in Burnaby's Lake City

Build-to-suit opportunities  
available

EXPRESS

OWNED & MANAGED BY  
 PURE INDUSTRIAL

MARKETED BY  
 AVISON  
YOUNG





On behalf of Pure Industrial, Avison Young is pleased to offer an extremely rare opportunity to lease cross-dock distribution and office space with excess yard area in the heart of Burnaby’s Lake City area.

With multiple tenancy sizes available, this low-site coverage property features two cross-dock facilities and substantial yard space for trailer storage and parking. Zoned M3 (Heavy Industrial District), the property provides exceptional flexibility

for a wide range of heavy industrial uses, as well as uses permitted under the M1 and M2 zones. The property is ideal for various tenant requirements, including immediate occupancy or the development of a custom build-to-suit facility.

#### KEY HIGHLIGHTS



EXISTING AREA AVAILABLE  
44,259 sf up to 160,624 sf



EXCESS YARD AREA  
~18.76 acres



BUILD-TO-SUIT  
Opportunity to develop  
up to 490,000 sf



ZONING  
M3 (Heavy Industrial District)



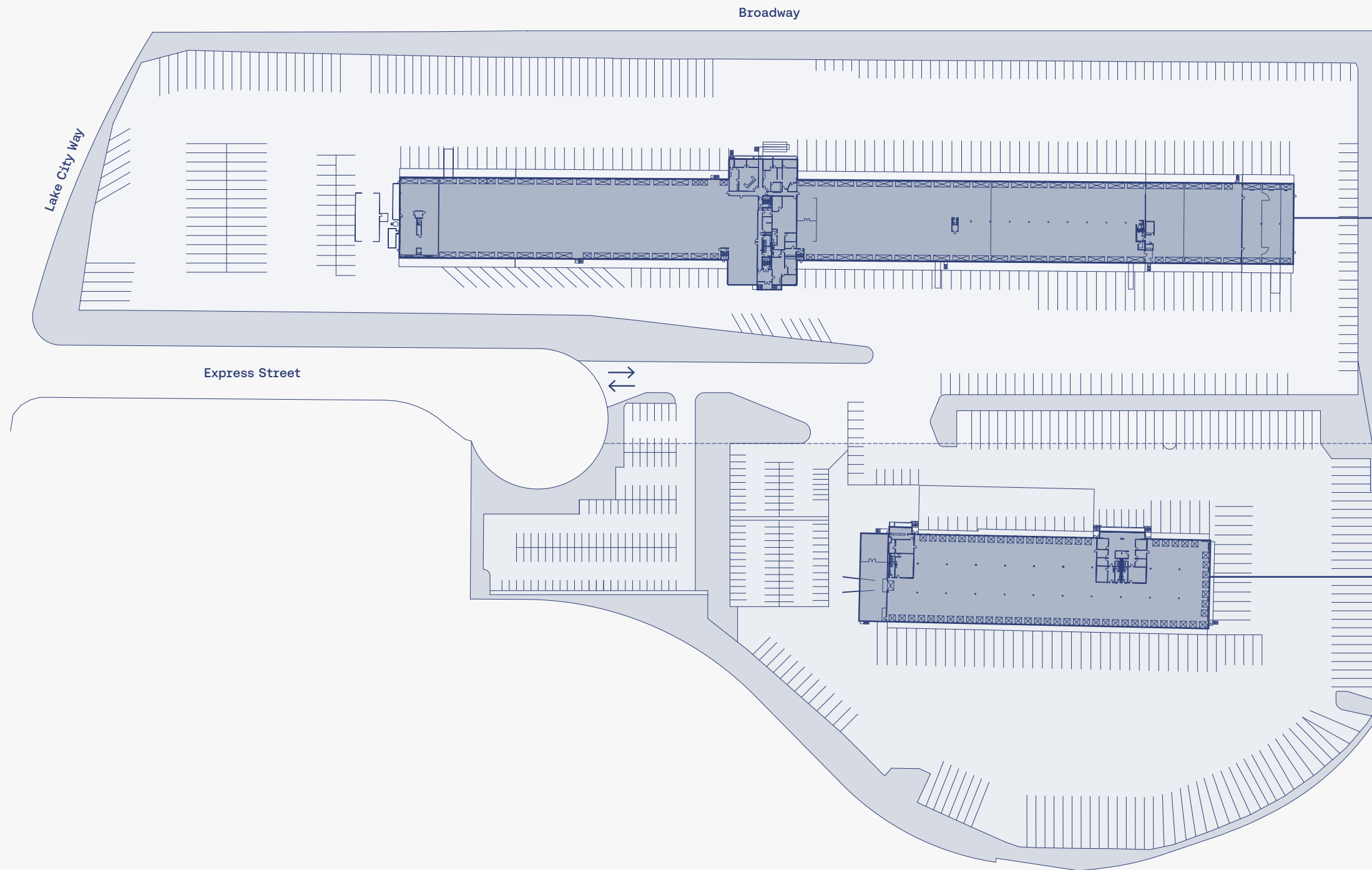
LEASE RATE  
Please contact the listing team



ADDITIONAL RENT  
Please contact the listing team

# OPPORTUNITY





7867 EXPRESS STREET

TOTAL SQUARE FOOTAGE  
160,624 sf

DOCK LOADING POSITIONS  
151

DRIVE-IN LOADING DOORS  
8

AVAILABLE  
February 2027\*

\*36,600 sf cross-dock warehouse and ~2.75 acres of yard area available immediately. Contact listing team for more details.

7890 EXPRESS STREET

TOTAL SQUARE FOOTAGE  
44,259 sf

DOCK LOADING POSITIONS  
65

DRIVE-IN LOADING DOORS  
1

AVAILABLE  
December 2026



# EXISTING AVAILABILITY

\*All areas, drawings and loading doors are approximate and to be confirmed by the Tenant

CONCEPT A

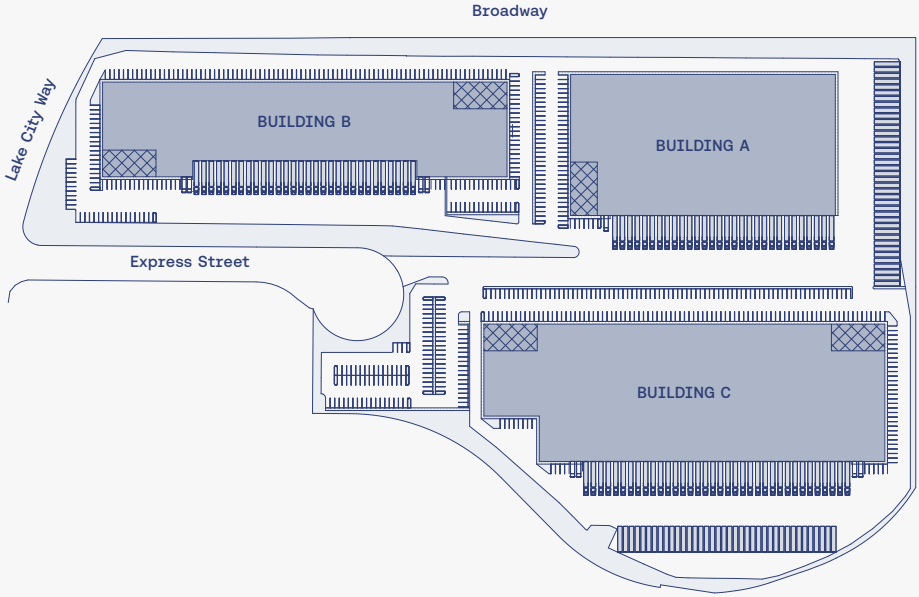
TOTAL BUILDABLE AREA  
462,908 sf

LOADING DOORS  
96 dock, 9 grade

TRAILER PARKING STALLS  
77

PARKING STALLS  
601

AVAILABILITY DATE  
Please inquire with  
listing team



CONCEPT B

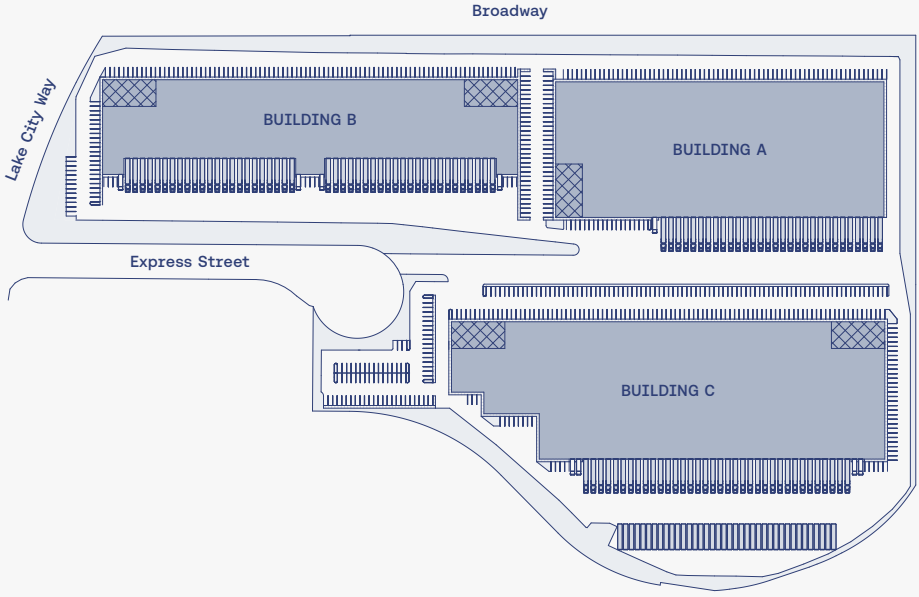
TOTAL BUILDABLE AREA  
487,601 sf

LOADING DOORS  
112 dock, 9 grade

TRAILER PARKING STALLS  
38

PARKING STALLS  
595

AVAILABILITY DATE  
Please inquire with  
listing team



CONCEPT C

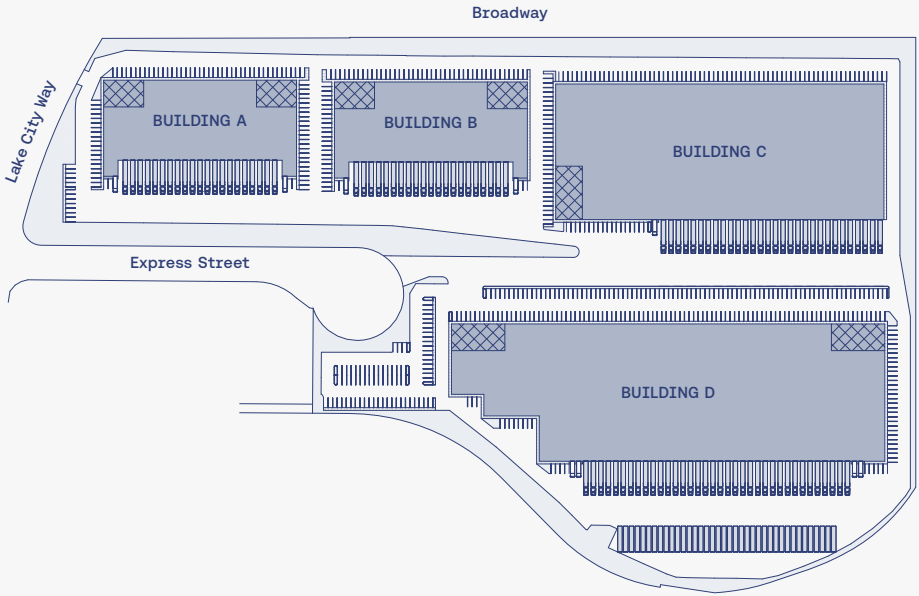
TOTAL BUILDABLE AREA  
490,283 sf

LOADING DOORS  
108 dock, 9 grade

TRAILER PARKING STALLS  
38

PARKING STALLS  
603

AVAILABILITY DATE  
Please inquire with  
listing team



\*The concepts are flexible and can be tailored by the Landlord to meet the Tenant's requirements. Contact the listing team for more details.

BUILD-TO-SUIT



Located in the heart of Burnaby’s Lake City industrial district, the property occupies a highly visible corner at Lake City Way and Broadway.

This prime location provides excellent access to Lougheed Highway and is only a 7-minute drive to Highway 1, providing seamless connections to Vancouver, the North Shore, the Tri-Cities, and the Fraser Valley. The immediately surrounding area is home to a growing residential population, which offers access to a strong local workforce.

The area is also well-served by transit, with Lake City Way SkyTrain Station located just 1 km or a 13-minute walk from the Property, offering rapid access to Downtown Vancouver, Surrey, and Coquitlam, and the nearby City of Lougheed redevelopment.

DRIVE TIMES

Lougheed Highway	1.4 km	4 mins
Highway 1	4.5 km	7 mins
Mary Hill Bypass	13.1 km	14 mins
Second Narrows Bridge	13.4 km	15 mins
Port Mann Bridge	13.5 km	16 mins
Highway 17	14.3 km	23 mins
Highway 91	18.8 km	26 mins
Highway 99	26.6 km	30 mins

DEMOGRAPHICS 2025

Population within 5 km

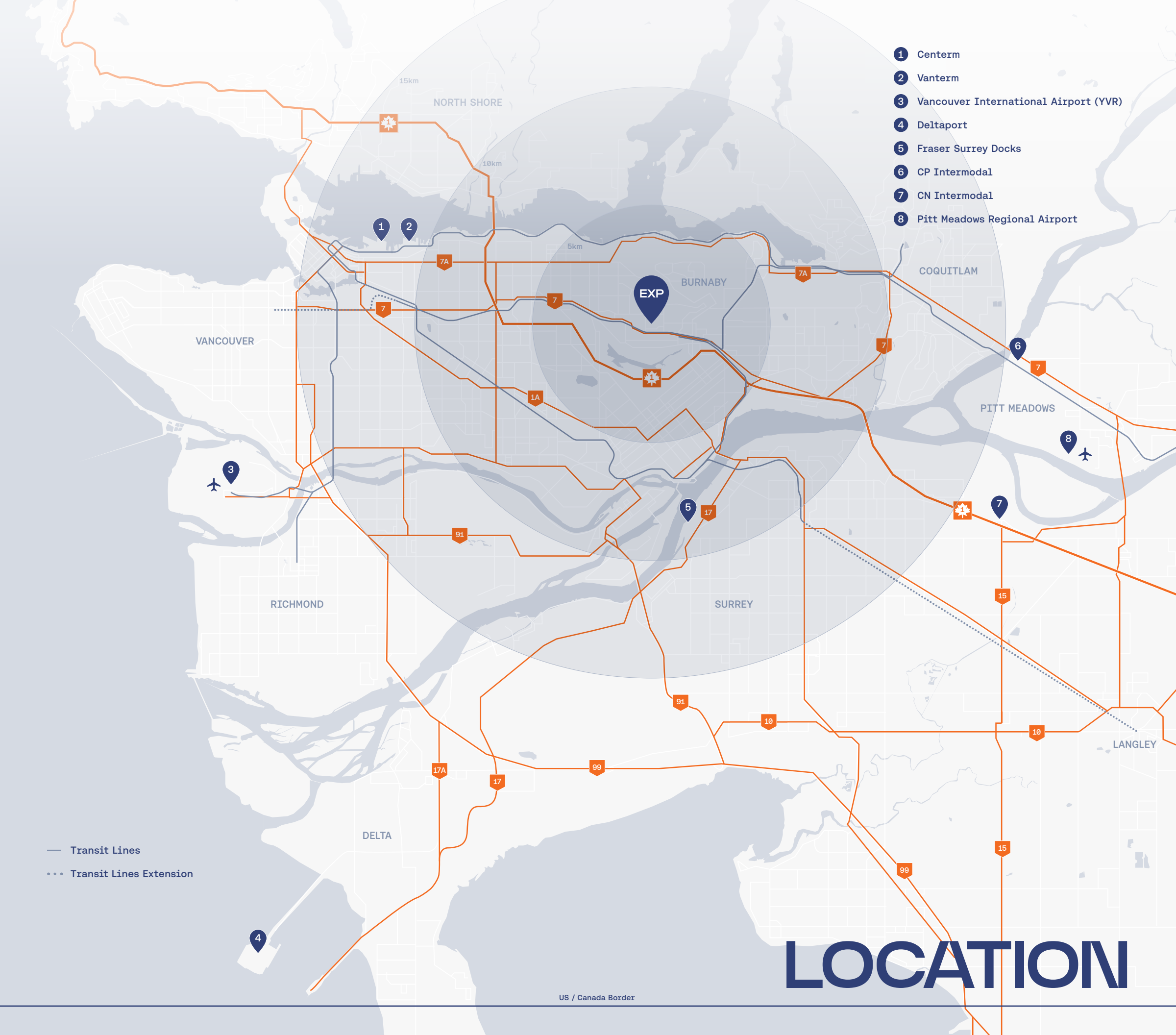
200,646

Labour force within 5 km

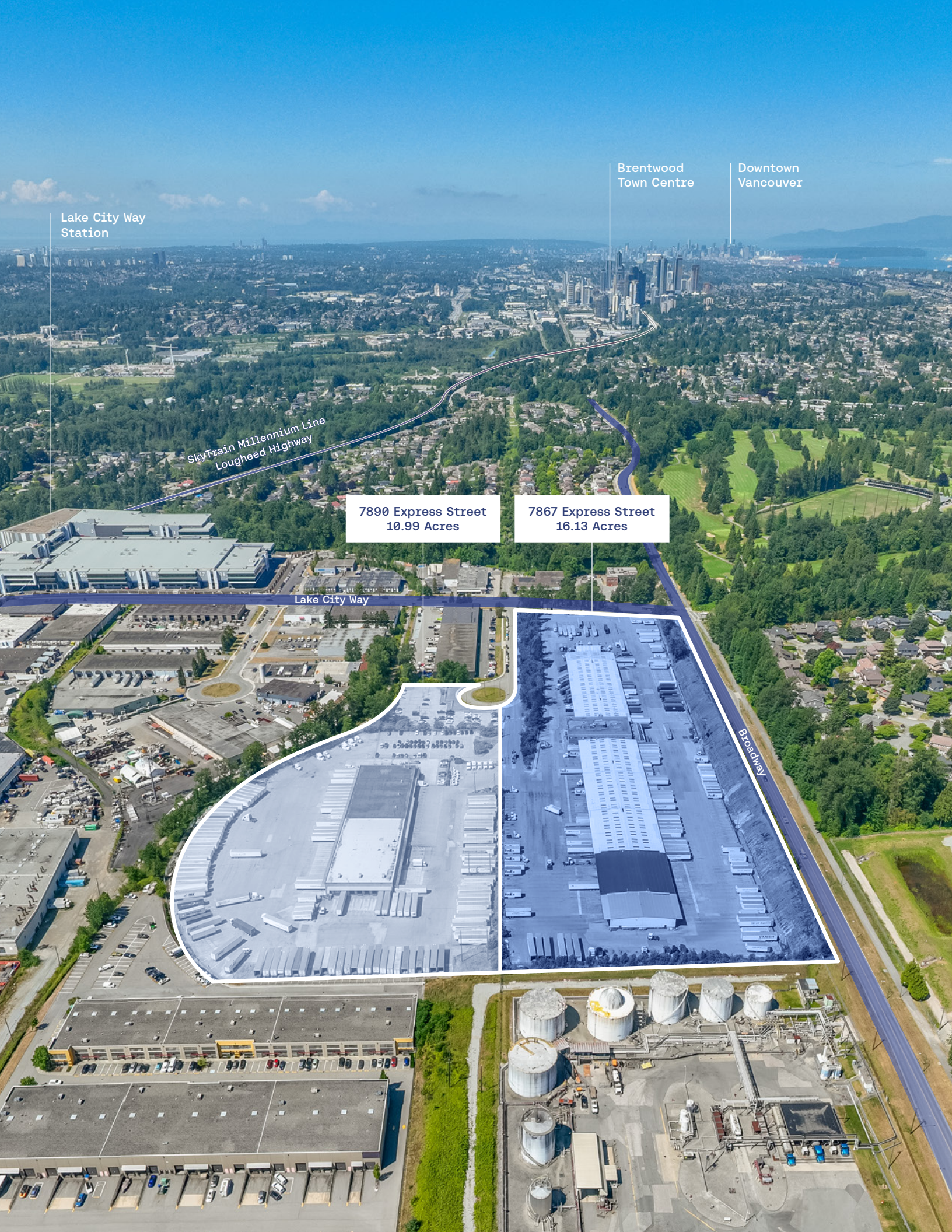
172,353

Skilled trades labour force

15.7%







## PURE INDUSTRIAL

Pure Industrial is one of Canada’s leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We’re not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



## AVISON YOUNG

Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



TEAM



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