

AVISON
YOUNG

For Lease

Unit A & B - 4242 Phillips Avenue
Burnaby, BC



Opportunity to lease 87,216 sf
of warehouse/office space within
North Burnaby

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

Warehouse/office space for lease

Opportunity

Avison Young is pleased to present the opportunity to lease warehouse/office space located in North Burnaby. The building includes two units, with one now leased and the remaining 87,216 sf available for occupancy December 1, 2025.

Location

Located in the Winston area of North Burnaby, the Subject Property is centrally positioned near both the Lougheed and Trans Canada Highways, providing easy access to Downtown Vancouver, Surrey and the Tri-Cities. Situated along Phillips Avenue, just south of Winston Street, it is in proximity to the Lake City Way and Production Way/ University SkyTrain Stations. The subject property has excellent transportation infrastructure nearby for general industrial users and is ideal for various commercial operations in warehousing and distribution logistics.






Property details

ZONING
M2 (General Industrial District)

LEASE RATE
Please contact listing agent

ADDITIONAL RENT
\$7.59 psf, per annum (est. 2026)

Highlights

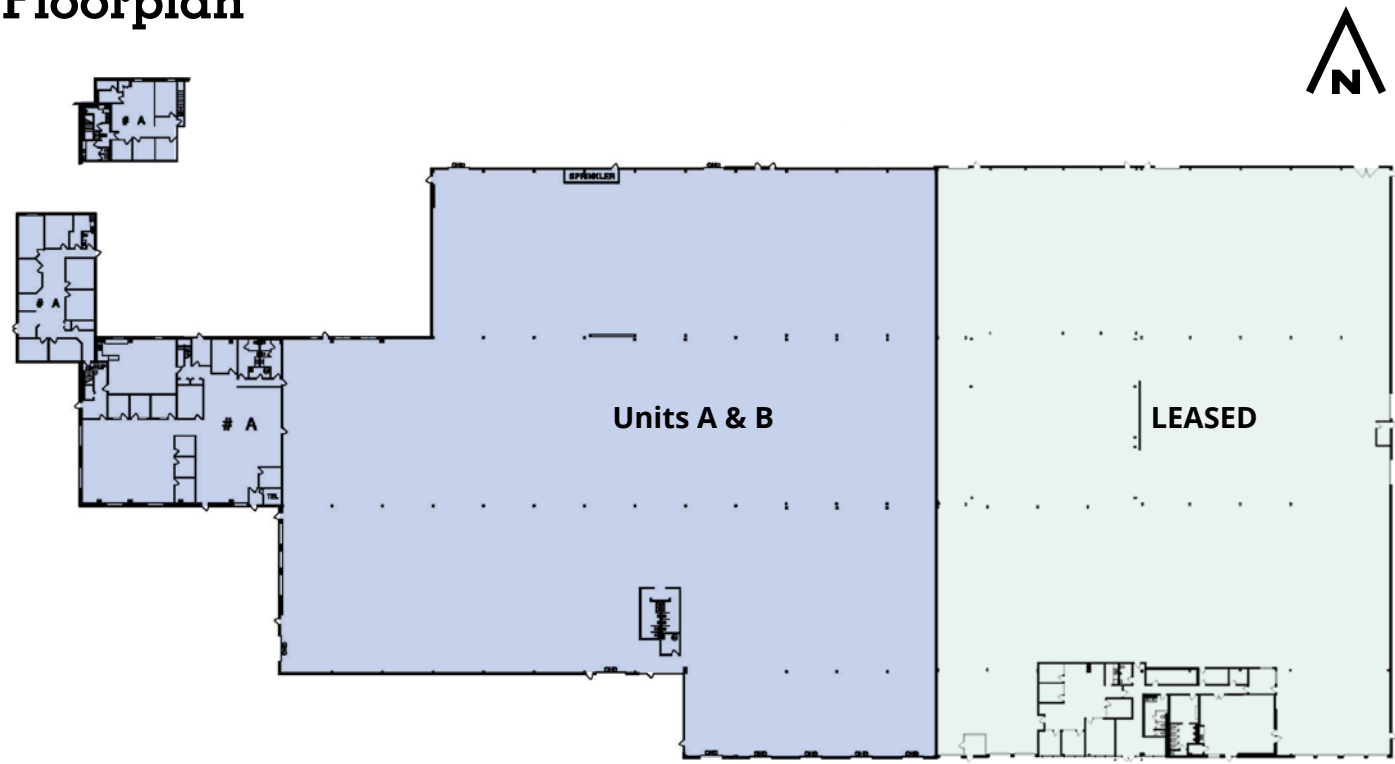
-  Five (5) dock loading doors (1 with ramped access)
-  Four (4) grade loading doors
-  17' – 26' clear ceiling heights
-  Fully sprinklered
-  3-phase electrical service

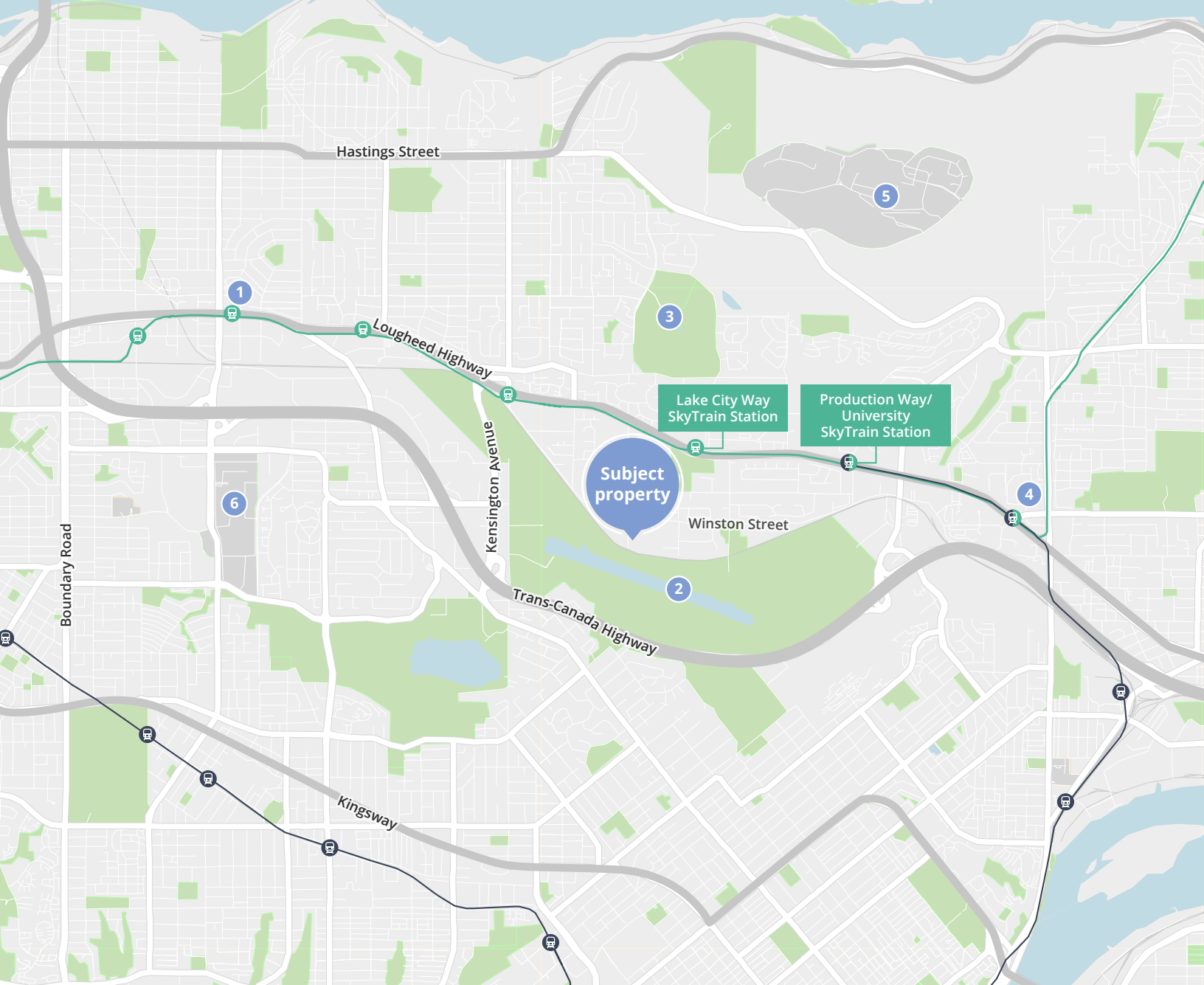
Unit A & B
4242 Phillips Avenue
Burnaby, BC

Available area

Unit	Office (sf)	Warehouse (sf)	Total (sf)	Dock loading	Grade loading	Availability
A & B	12,280	74,936	87,216	5	4	December 1, 2025
C	4,954	55,928	60,882	7	3	LEASED

Floorplan





Nearby amenities

1. The Amazing Brentwood
2. Burnaby Lake Regional Park
3. Burnaby Mountain Golf Course
4. The City of Lougheed Shopping Centre
5. Simon Fraser University
6. British Columbia Institute of Technology

Contact for more information

Kyle S. Blyth*, Principal

604 647 5088

kyle.blyth@avisonyoung.com

**Kyle Blyth Personal Real Estate Corporation*

#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

© 2025 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").