

FOR LEASE

# 2555 Gilmore Avenue

## Burnaby, BC



Rare Opportunity to Lease a Low Site Coverage  
Industrial / Office Facility in Brentwood



13,220 SF



2.75 Acres



SkyTrain  
5 Min Walk



Outside  
Storage



M2  
General Industrial



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# Why Burnaby | Why Brentwood

Growth, Access, and Industrial Functionality



## Strategic Urban Industrial Position

2555 Gilmore Avenue combines scarce outside storage, functional industrial utility, and central Burnaby accessibility in a location where low site coverage properties are increasingly rare.



## Brentwood Growth Story

Brentwood Town Centre is one of Burnaby's designated town centres and continues to attract substantial residential, commercial, and civic investment. The area's ongoing evolution enhances amenity depth, employee convenience, and long-term locational appeal.



## Transit & Mobility

Nearby Gilmore and Brentwood SkyTrain stations connect the area to the Millennium Line, linking Burnaby with Vancouver, Port Moody, and Coquitlam while supporting efficient employee access across the region.



## Zoning

M2 - General Industrial. The site supports general industrial use and outside storage functionality in a highly accessible Burnaby setting.



Central Burnaby



Millennium Line Access



Highway Connectivity



Fenced Yard



Industrial / Office

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# Brentwood Amenities

Shopping | Dining | Services | Transit-Oriented Convenience

Brentwood is one of Burnaby's most dynamic urban districts, offering a compelling mix of everyday conveniences, destination retail, dining, services, and rapid transit access. The property benefits from proximity to a mature amenity base and a neighbourhood that continues to evolve.



## AMENITIES NEARBY

- 1 Home Depot
- 2 Starbucks Coffee
- 3 White Spot
- 4 Tim Hortons
- 5 The Keg Steakhouse + Bar
- 6 Costco Wholesale
- 7 Brentwood Town Centre
- 8 Staples
- 9 Cactus Club Cafe
- 10 JOEY Restaurant
- 11 Browns Socialhouse
- 12 TD Canada Trust
- 13 Canada Post
- 14 FedEx
- 15 McDonald's
- 16 Rapid Transit Access 



Minutes from everyday conveniences and destination retail in Brentwood.



SHOPPING



DINING



TRANSIT



VIBRANT COMMUNITY



13,220 SF



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# Strategic Location & Connectivity



Brentwood Boundary | Rapid Transit | Highway Access

-  5-minute walk to SkyTrain
-  Near Gilmore and Brentwood Stations
-  Direct access to Lougheed Highway and Highway 1
-  Approx. 20-minute drive to Downtown Vancouver
-  Positioned on the western boundary of Brentwood Town Centre
-  Outstanding regional access for employees and logistics



The property is located on the west side of Gilmore Avenue in central Burnaby, strategically positioned between Lougheed Highway and Highway 1. This location offers rapid access throughout Metro Vancouver while placing Brentwood's retail, dining, and transit amenities close at hand.

# Aerial Overview & Site Plan

2555 Gilmore Avenue | Burnaby, BC



-  Low site coverage industrial / office facility
-  Fenced & paved outside storage
-  Central Burnaby / Brentwood location
-  Excellent access to Lougheed Highway and Highway 1
-  Immediate availability

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Burnaby, BC



## PROPERTY SPECIFICATIONS

North Parcel A | South Parcel B | Building Highlights

### NORTH PARCEL - A

Building Size	-
Yard Size	40,000 SF
Base Rent	\$6.50 / SF
Additional Rent	TBD
Availability	Immediate
Zoning	M2 / C6

### SOUTH PARCEL - B

Building Size	13,220 SF
Yard Size	35,000 SF
Base Rent	\$22.00 / SF + \$6.50 / SF parking lot
Additional Rent	TBD
Availability	Immediate
Zoning	M2 / C6

### BUILDING HIGHLIGHTS

- ✓ Approx. 5,000 SF warehouse / shop space
- ✓ Balance office area with demisable floors
- ✓ 6 grade-level loading doors (approx. 12' x 15')
- ✓ Opportunity for 2 drive-through bays
- ✓ Ceiling height: 16' - 18'
- ✓ Fenced and paved outside storage



Immediate Availability



Industrial / Office



Low Site Coverage



Brentwood Location



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# The Opportunity

2555 Gilmore Avenue | Burnaby, BC



## THE OPPORTUNITY

Rarely available low site coverage industrial / office property in central Burnaby on the western boundary of Brentwood. The site presents an exceptional opportunity to position your business in one of Metro Vancouver's most sought-after urban industrial locations, where functional sites with excess outside storage are increasingly difficult to find.



## THE AREA

Located on the west side of Gilmore Avenue, strategically between Lougheed Highway and Highway 1, the property enjoys outstanding regional accessibility and sits on the western edge of Brentwood Town Centre. Brentwood offers a dynamic mix of shopping, dining, residential growth, and rapid transit connectivity at your doorstep.



## THE SPACE

2555 Gilmore Avenue comprises a 2.75 acre site naturally divided by Still Creek into two parcels. The south parcel is improved with a 13,220 SF industrial / office building and approximately 35,000 SF of fenced and paved outside storage. The north parcel offers approximately 40,000 SF of fenced and paved outside storage.



SKYTRAIN ACCESS  
5 MIN WALK

BRENTWOOD TOWN CENTRE  
GROWTH + CONNECTIVITY

AMENITIES AT YOUR DOORSTEP  
SHOPPING. DINING. SERVICES.

QUALITY IMPROVEMENTS  
INDUSTRIAL / OFFICE BUILDING



13,220 SF



2.75 Acres



SkyTrain  
5 Min Walk



Outside  
Storage



Walk Score  
75



Highway  
Access