FOR LEASE

2555 Gilmore Avenue

Burnaby, BC

CASM GLOBAL

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



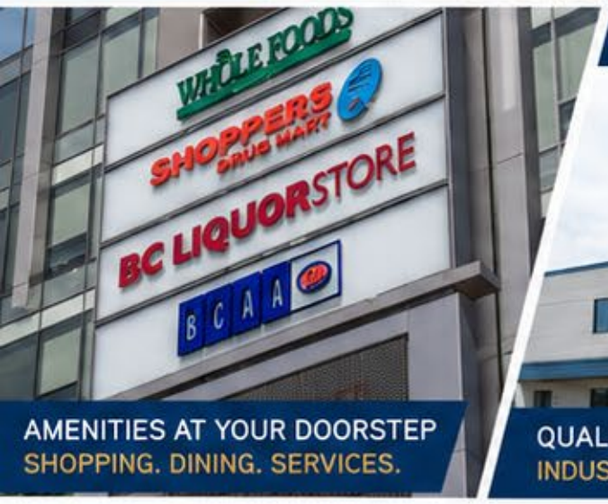
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The Opportunity

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.

13,220 SF | **2.75 Acres** | **SkyTrain 5 Min Walk** | **Outside Storage** | **Walk Score 75** | **Highway Access**

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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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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

FOR LEASE

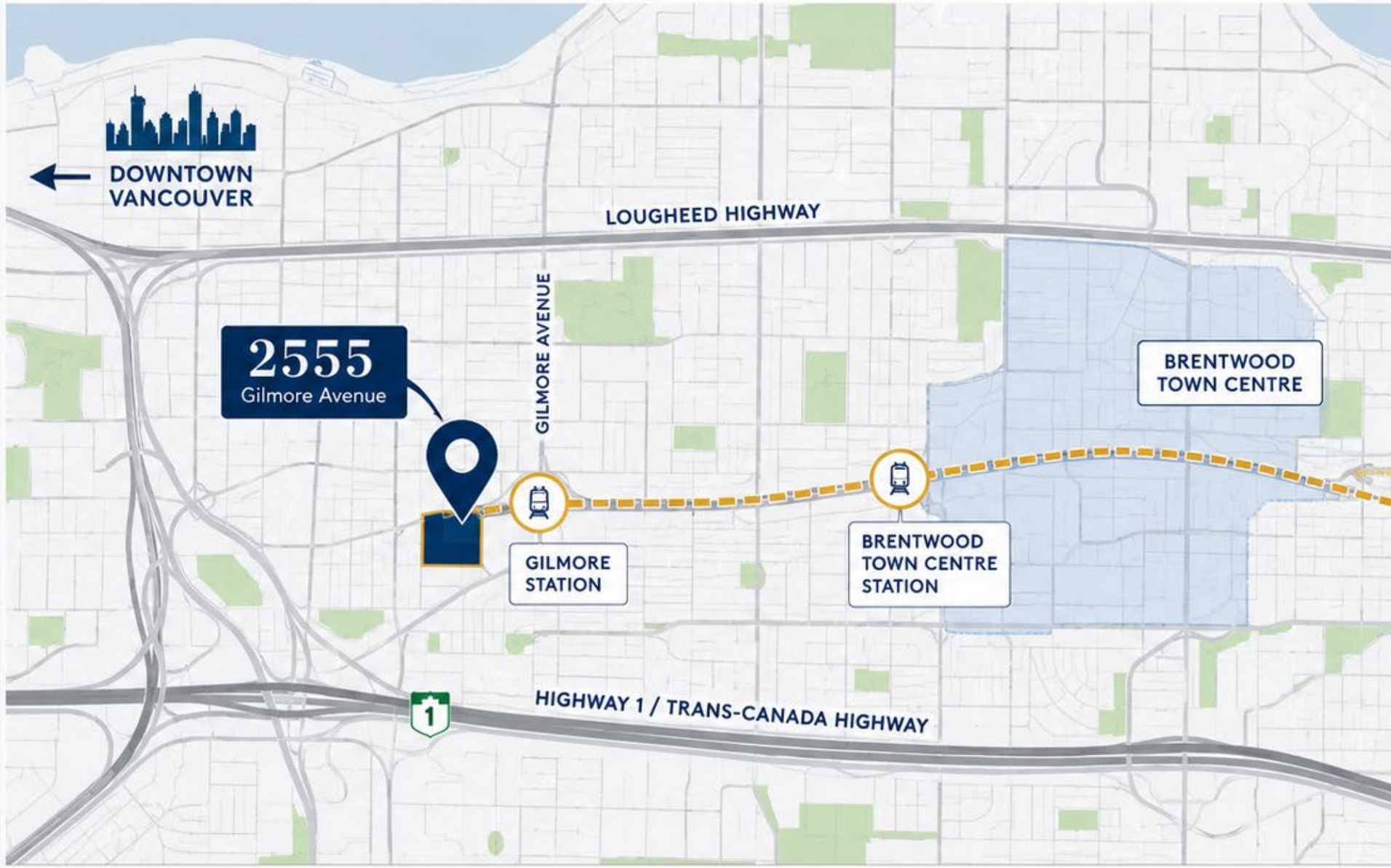
Strategic Location & Connectivity

Brentwood Boundary | Rapid Transit | Highway Access

CASM GLOBAL

- 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.



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



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



For Leasing Information

Contact Exclusive Listing Agent



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Property Recap

- 2555 Gilmore Avenue, Burnaby, BC
- 13,220 SF industrial / office building
- 2.75 acre site
- Approx. 75,000 SF total outside storage across two parcels
- M2 - General Industrial
- Immediate Availability

To arrange a tour or request additional information, **please contact Max Amini.**

This brochure has been prepared by CASM Global for advertising and general information only. Although the information is believed to be accurate, interested parties should make their own independent inquiries and verify all dimensions, availability, rental rates, and leasing terms.