

FOR LEASE



7867 - 7890 EXPRESS STREET
BURNABY, BC

Cross-dock distribution,
office space and secured yard
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.

Offering a range of tenancy sizes, this low-site coverage property features two cross-dock facilities and extensive yard area for trailer storage and parking. Zoned E1 (Employment District), the property accommodates a broad range of

industrial, warehousing, distribution and wholesale uses. The flexible configuration is well-suited to a variety of occupier requirements, whether for immediate occupancy or the development of a custom build-to-suit facility.

KEY HIGHLIGHTS



EXISTING AREA AVAILABLE
44,259 sf up to 125,662 sf



EXCESS YARD AREA
Suitable for trailer parking and outside storage



BUILD-TO-SUIT
Opportunity to develop up to 200,000 sf



ZONING
E1 (Employment District)

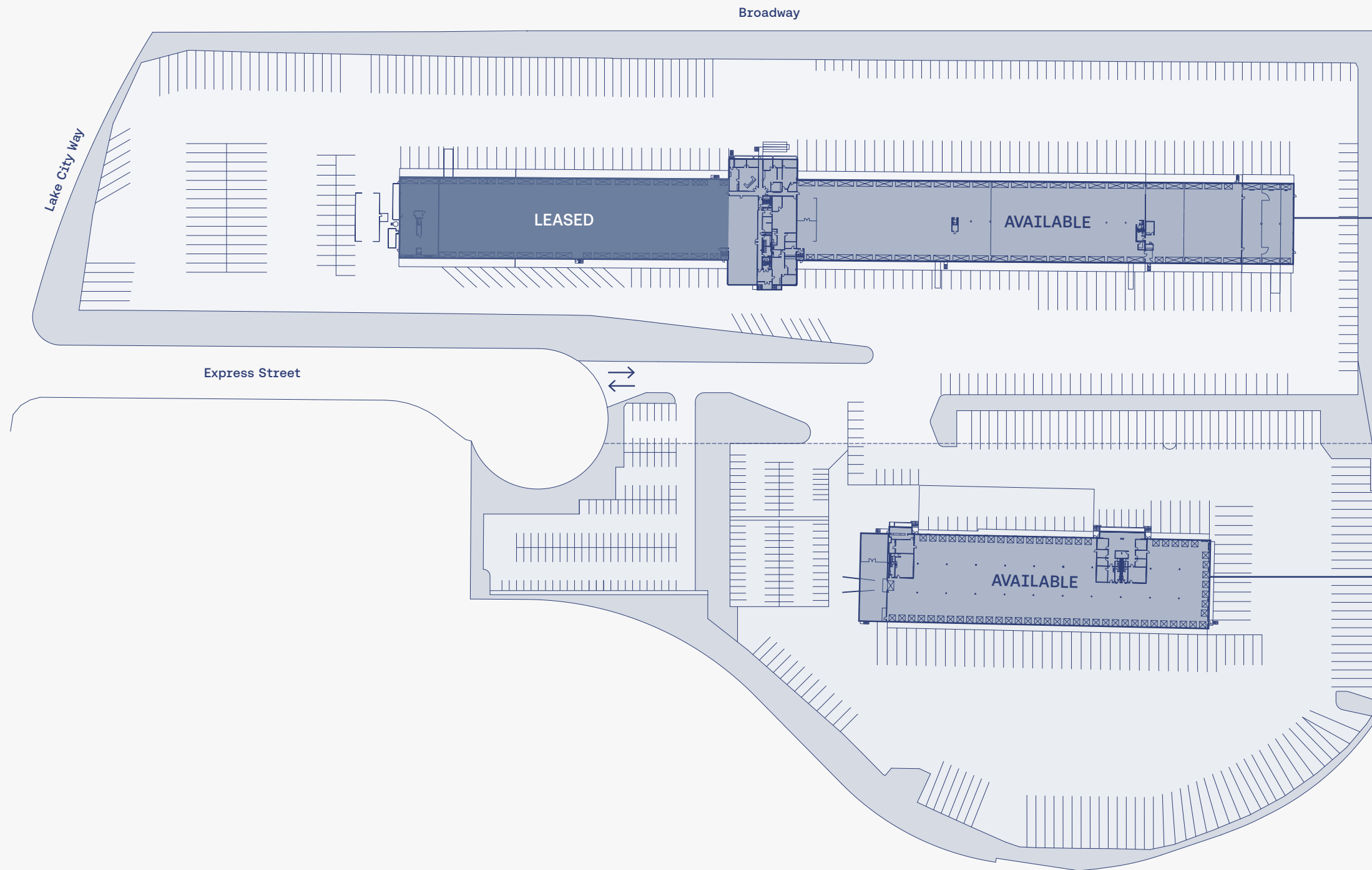


LEASE RATE
Please contact the listing team



ADDITIONAL RENT
Please contact the listing team

OPPORTUNITY



7867 EXPRESS STREET

AVAILABLE AREA
81,403 sf cross-dock space
with office

DOCK LOADING POSITIONS
91

DRIVE-IN LOADING DOORS
3

AVAILABILITY DATE
February 2027

7890 EXPRESS STREET

AVAILABLE AREA
44,259 sf cross-dock space
with office on 10.99 acres

DOCK LOADING POSITIONS
65

DRIVE-IN LOADING DOORS
1

AVAILABILITY DATE
December 2026



EXISTING AVAILABILITY

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

CONCEPT A

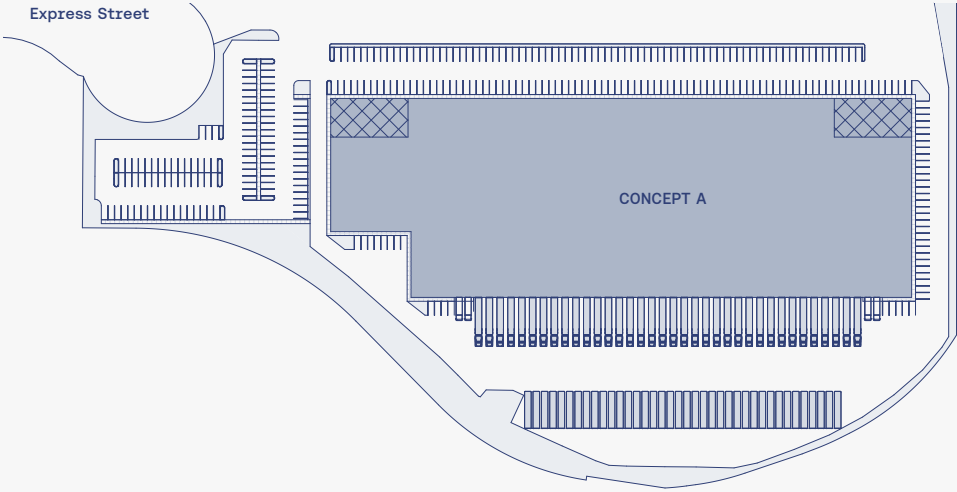
TOTAL BUILDABLE AREA
194,436 sf

LOADING DOORS
36 dock, 4 grade

TRAILER PARKING STALLS
38

PARKING STALLS
273

AVAILABILITY DATE
Please inquire with
listing team



CONCEPT B

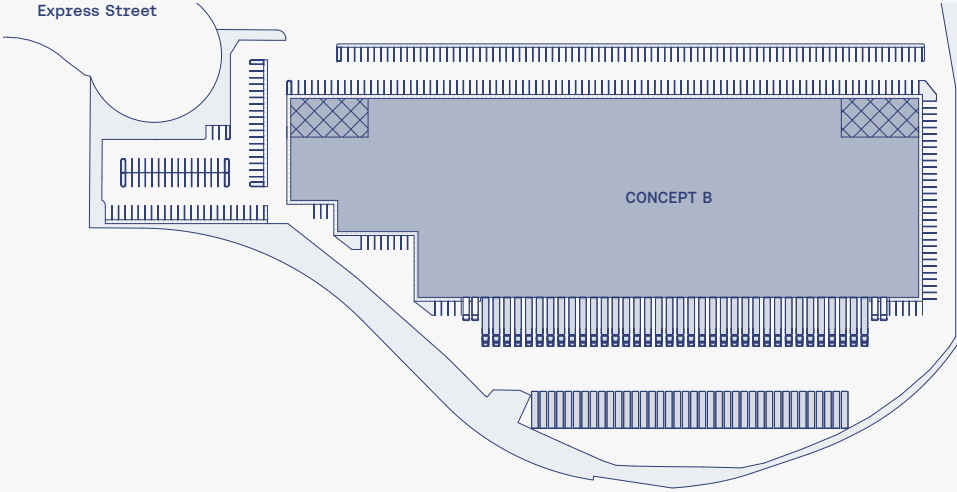
TOTAL BUILDABLE AREA
202,693 sf

LOADING DOORS
36 dock, 4 grade

TRAILER PARKING STALLS
38

PARKING STALLS
229

AVAILABILITY DATE
Please inquire with
listing team



CONCEPT C

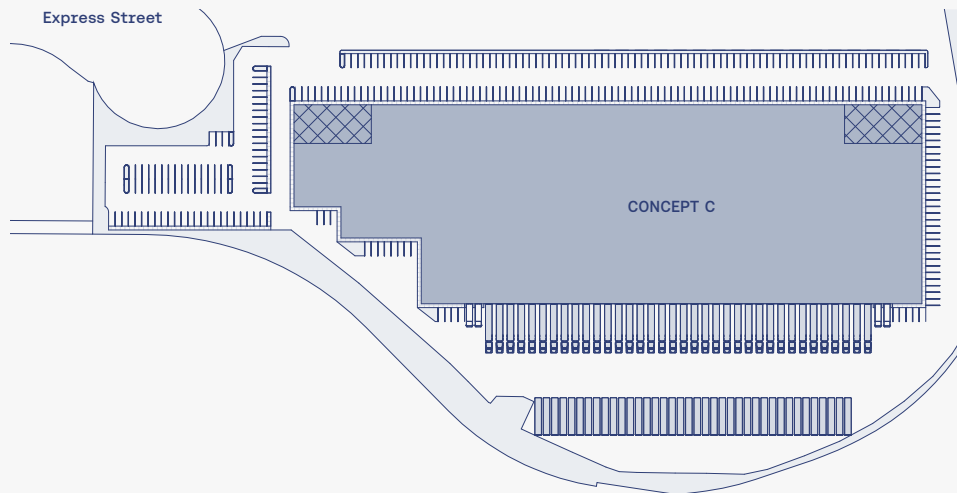
TOTAL BUILDABLE AREA
202,443 sf

LOADING DOORS
36 dock, 4 grade

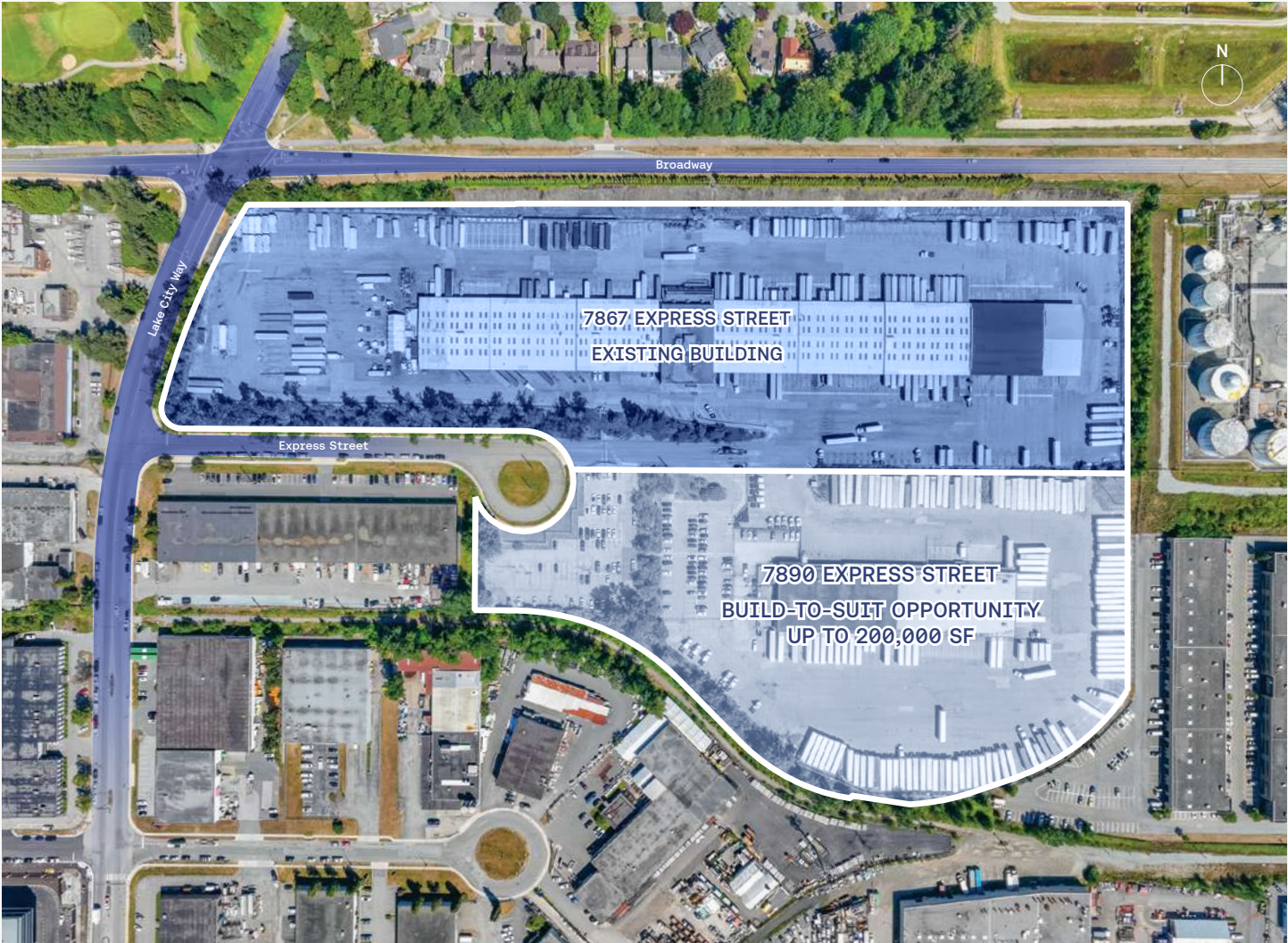
TRAILER PARKING STALLS
38

PARKING STALLS
229

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.



7890 EXPRESS STREET

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 2026

Population within 5 km

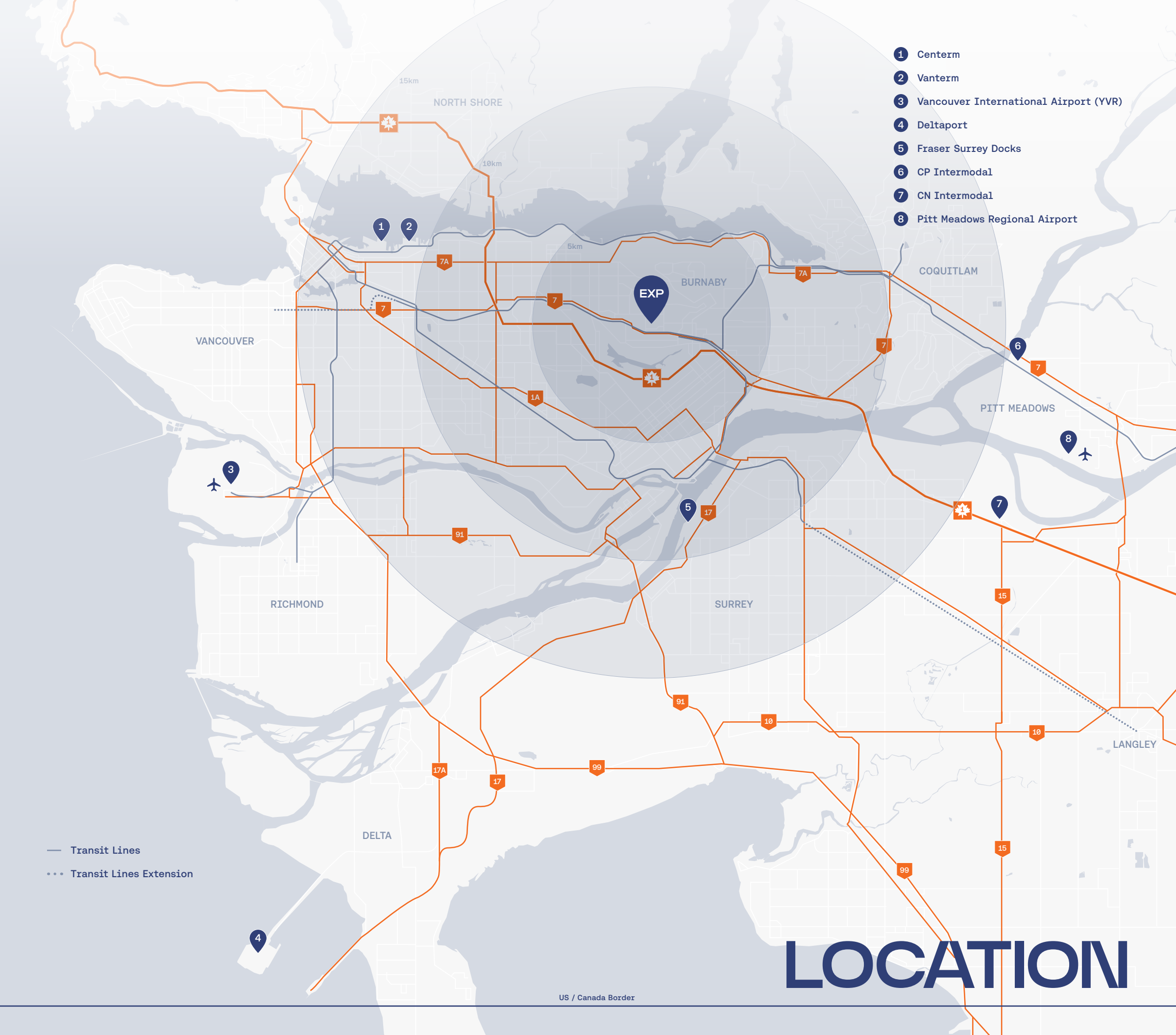
200,646

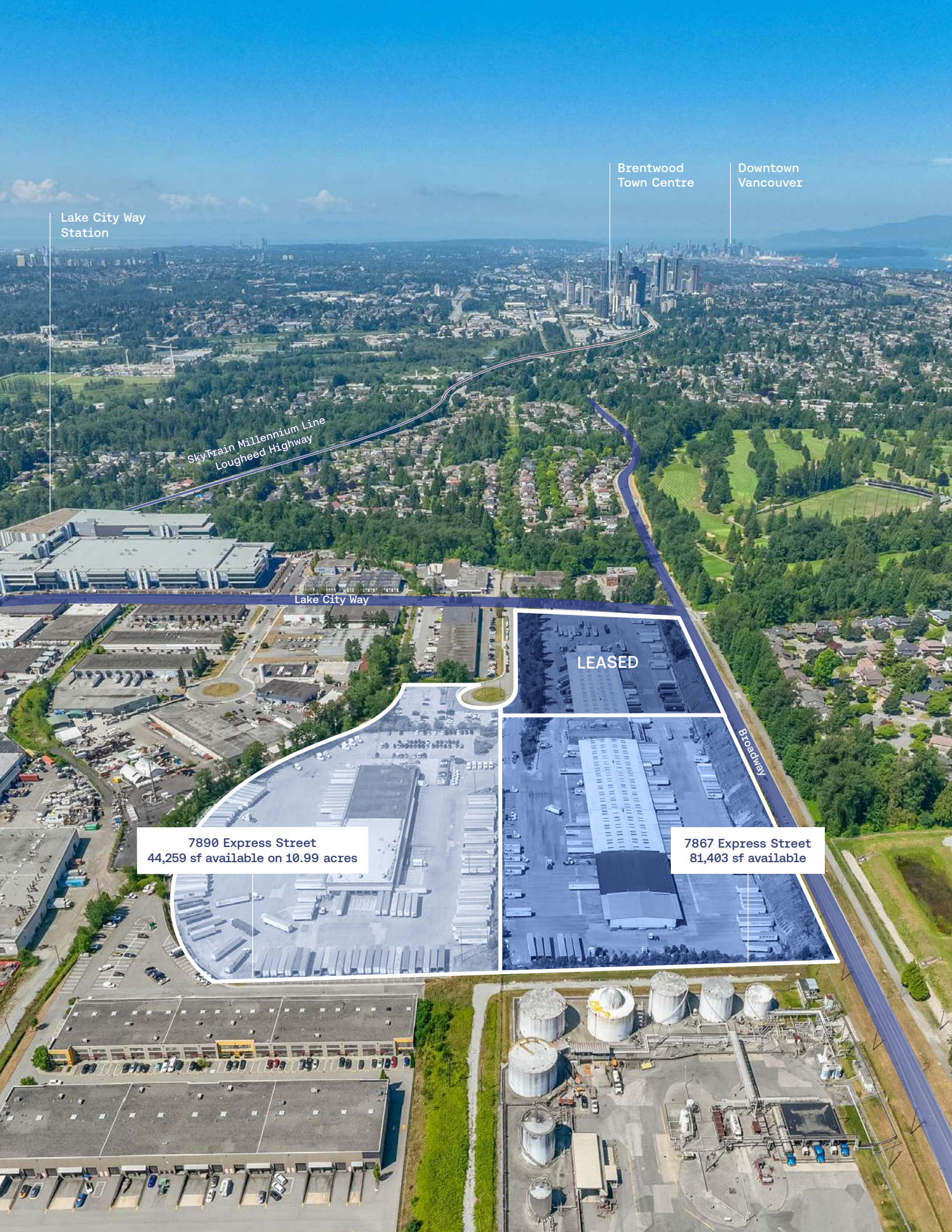
Labour force within 5 km

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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