

FOR LEASE

#108 - 3738 North Fraser Way

Burnaby, BC

Opportunity to lease 3,219 sf mix of warehouse, showroom and office space with grade loading, located in the Big Bend area of South Burnaby



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**AVISON
YOUNG**



Location

The property benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. You can find a mix of businesses, including manufacturing, lab, distribution, and service-oriented establishments. Nearby amenities include Cactus Club Café, McDonald's, Starbucks, Tim Hortons, Olivo Café, Goldilocks Bake Shop, White Spot, Shell Gas Station, Boston Pizza, and Riverway Golf Course.

Property highlights

-  Mix of warehouse, showroom, open-plan office space, and private offices
-  One (1) grade loading door (12' x 12')
-  20'6" warehouse ceiling height
-  Two (2) washroom facilities
-  HVAC throughout
-  Ample parking

Opportunity

Avison Young is pleased to present the opportunity to lease quality flex industrial space in the highly sought-after Big Bend industrial area of South Burnaby. This well-maintained unit offers a functional blend of warehouse, showroom, and office space, complemented by grade level loading access. The main floor features a versatile combination of showroom and warehouse areas, along with two washroom facilities. The second floor is improved with a mix of open-plan workspace and private offices, providing flexibility to accommodate a variety of business operations.

Property details

SIZE

Main floor	2,509 sf
Second floor	710 sf
Total	3,219 sf

ZONING

CD (Comprehensive Development) based upon M2/ M5 (General & Light Industrial), allowing a wide variety of industrial and office uses.

LEASE RATE

\$22.00 psf, per annum

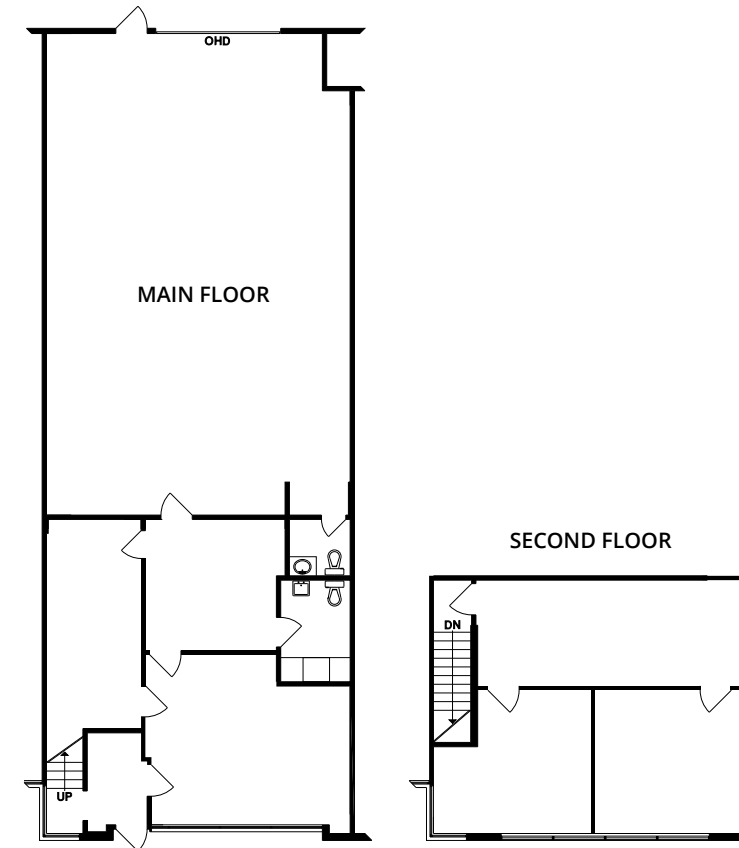
ADDITIONAL RENT

\$7.19 psf (2026 estimate)

AVAILABILITY

Immediately

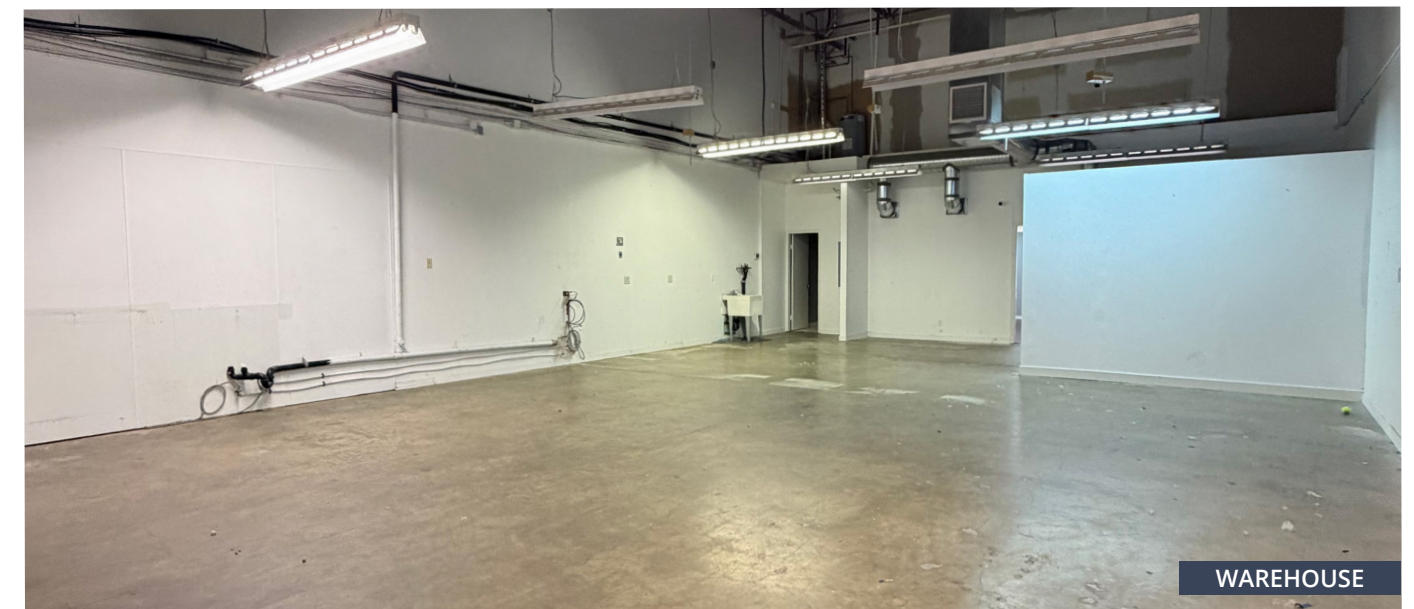
Unit plan



OFFICE



SHOWROOM



WAREHOUSE



DOWNTOWN

KINGSWAY

METROTOWN

MARINE WAY

RIVER DISTRICT

BOUNDARY ROAD

SUBJECT PROPERTY

DRIVE TIMES

1 min

WESGROUP'S RIVER DISTRICT

5 min

MARKET CROSSING

8 min

METROTOWN

25 min

DOWNTOWN VANCOUVER

Contact for more information

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