

# For Lease

3767 & 3771 Marine Way  
Burnaby, BC

Opportunity to lease 14,979 sf or 17,102 sf of industrial space with dock loading and high exposure to Marine Way and Boundary Road



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

**AVISON  
YOUNG**



Floorplan

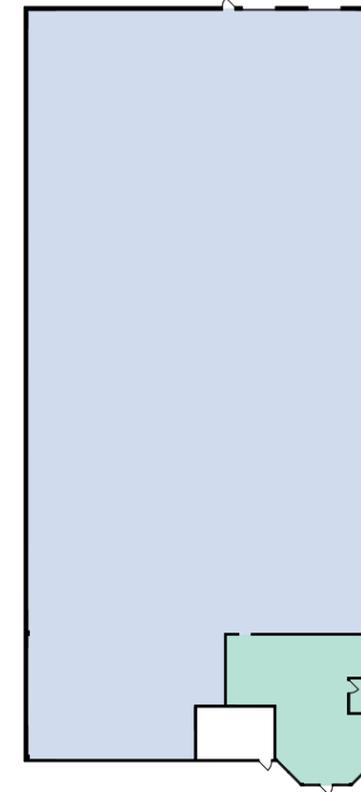
	3767	3771
Office area	1,054 sf	4,696 sf
Warehouse area	13,925 sf	12,406 sf
<b>Total</b>	14,979 sf	17,102 sf
<b>Availability</b>	April 1, 2026	Immediate

Property highlights

- Two (2) dock loading doors per unit
- 23' clear ceiling height
- 3-phase power
- HVAC in office
- Excellent exposure to Marine Way

3767 Marine Way

MAIN FLOOR

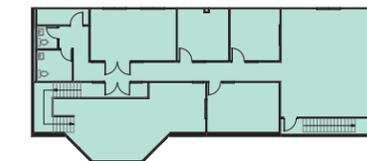


3771 Marine Way

MAIN FLOOR



SECOND FLOOR



Property details

ZONING

M-5 (Light Industrial District)

LEASE RATE

Please contact listing agent

ADDITIONAL RENT

\$6.10 psf\*

\*Not including management fee

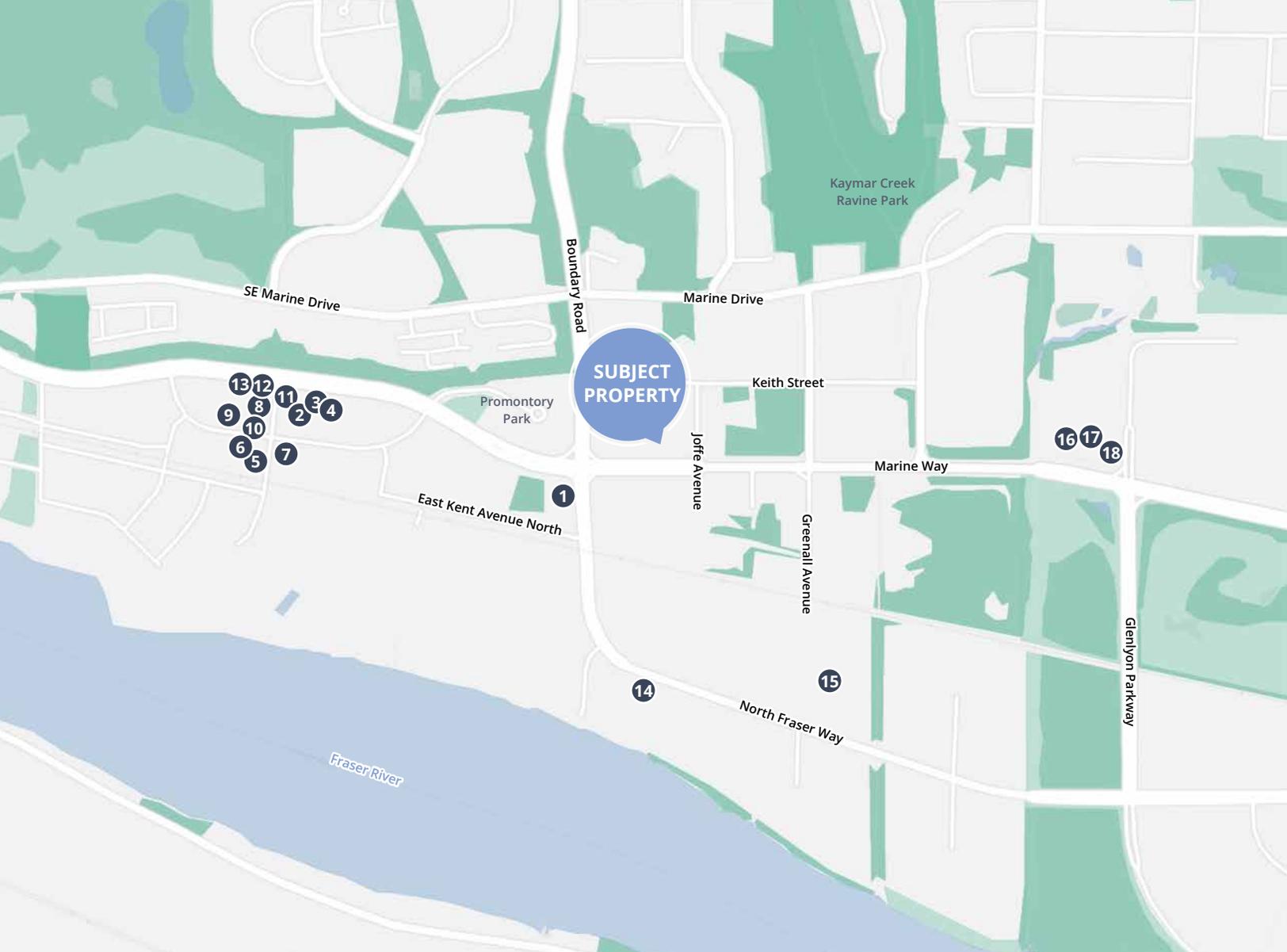
Opportunity

Avison Young is proud to present the opportunity to lease 14,979 sf or 17,102 sf of industrial space with dock loading and high exposure to Marine Way and Boundary Road. Each unit features two (2) dock loading doors, ample parking, and HVAC throughout the office. This is an ideal opportunity for users to lease industrial space with excellent connectivity to all areas of Greater Vancouver.

Location

The subject property is centrally located on the Burnaby/Vancouver border at Marine Way and Boundary. The property is only minutes from Boundary Road and Highway 91, offering quick and convenient access throughout Metro Vancouver, and benefits from ample amenities at River District and Marine Way Market.





## Nearby amenities

- |                                       |                                    |                             |
|---------------------------------------|------------------------------------|-----------------------------|
| 1. Shell                              | 7. Everything Wine                 | 13. Bosley's                |
| 2. LOCAL Public Eatery River District | 8. Lucky Taco                      | 14. Goldilocks Bake Shop    |
| 3. Save-On-Foods Pharmacy             | 9. Boketto Tea Bar                 | 15. Olivo Cafe              |
| 4. Sushi Mura River District          | 10. Bufala River District          | 16. Top Wok Dim Sum Express |
| 5. Kokoro Tokyo Mazesoba              | 11. TD Canada Trust Branch and ATM | 17. A&W Canada              |
| 6. River District Dentistry           | 12. Shoppers Drug Mart             | 18. Tim Hortons             |

## 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](http://avisonyoung.ca)

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member