

For Lease

Unit 105 – 7770 North Fraser Way
Burnaby, BC

Opportunity to lease 18,675 sf of premium
warehouse space in Big Bend



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Property details

AVAILABLE AREA
18,675 sf

ZONING
CD (M2 & M5) General & Light Industrial

YEAR BUILT
2020

LEASE RATE
Please contact listing agents






ADDITIONAL RENT
\$6.75 psf (2025 estimate)

AVAILABILITY
December 1, 2025

Opportunity

Avison Young is proud to present the opportunity to lease an 18,675 sf high quality industrial unit in Burnaby's desirable Big Bend submarket. The subject property offers two (2) dock level loading doors, one (1) grade level loading door, and 28' clear ceiling height. The space is in shell condition and is ideal for warehousing and distribution uses.





Unit features

-  Two (2) dock loading doors with levelers
-  One (1) grade loading door
-  28' clear ceiling height
-  200-amp 3 phase electrical service
-  18 on site parking spaces

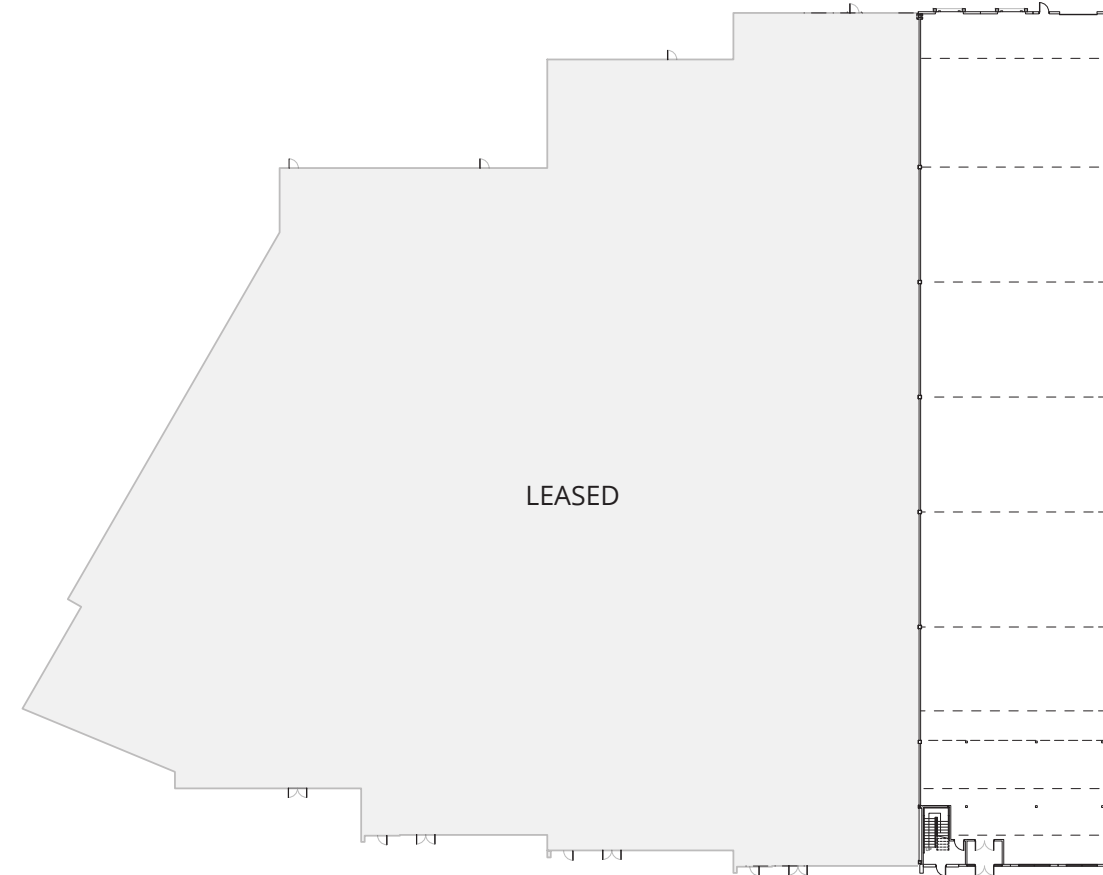
Location

The Big Bend area of South Burnaby is centrally located and easy to access from all directions via major routes such as Marine Way. The Vancouver International Airport is nearby, and major routes such as the East- West Connector allows convenient access for larger combination vehicles.

Area highlights

-  Commuter friendly area
-  Several major transport routes nearby
-  Central location within Metro Vancouver
-  Ample amenities nearby

Floor plan





Amenities

- | | |
|------------------------------|--|
| 1. Jj Bean Coffee Roasters | 7. McDonald's |
| 2. White Spot Marine & Byrne | 8. Cactus Club Cafe |
| 3. Save-On-Foods | 9. Staples |
| 4. Starbucks | 10. Boston Pizza |
| 5. London Drugs | 11. Nando's PERi-PERi |
| 6. Canadian Tire | 12. Riverway Golf Course & Driving Range |

Contact for more information

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