

FOR LEASE

#600 & 650
3711 North Fraser Way

Burnaby, BC

- 7,206 SF of ground floor warehouse/office with two (2) dock level loading doors
- Loading court can accommodate most delivery vehicle sizes
- Professionally owned and managed

3711



Accelerating success.

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Property Overview

Civic Address	Units 600 & 650, 3711 North Fraser Way, Burnaby	
Building Area	Ground Floor Office	1,595 SF
	Warehouse	5,611 SF
	TOTAL	7,206 SF
<i>Measurements are approximate and should be verified</i>		
Loading	Two (2) dock doors with levellers	
Ceiling Height	21' clear	
Frontage	The entire property provides 1,385 ft of frontage on North Fraser Way	
Parking	Ample on-site parking	
Washrooms	Two (2) washrooms	
Sprinklers	Fully sprinklered	
Available	March 1, 2026	
Asking Rate	\$21.00/SF	
Additional Rent	\$7.37/SF (2026 estimate) excluding management fees	

Zoning

CD, (M5, M2) Industrial Zoning allowing for a wide range of manufacturing, service, transportation/storage and wholesale uses.

Examples of potential uses:

- Manufacturing of certain food products
- Manufacturing of small parts & accessories

Key Highlights

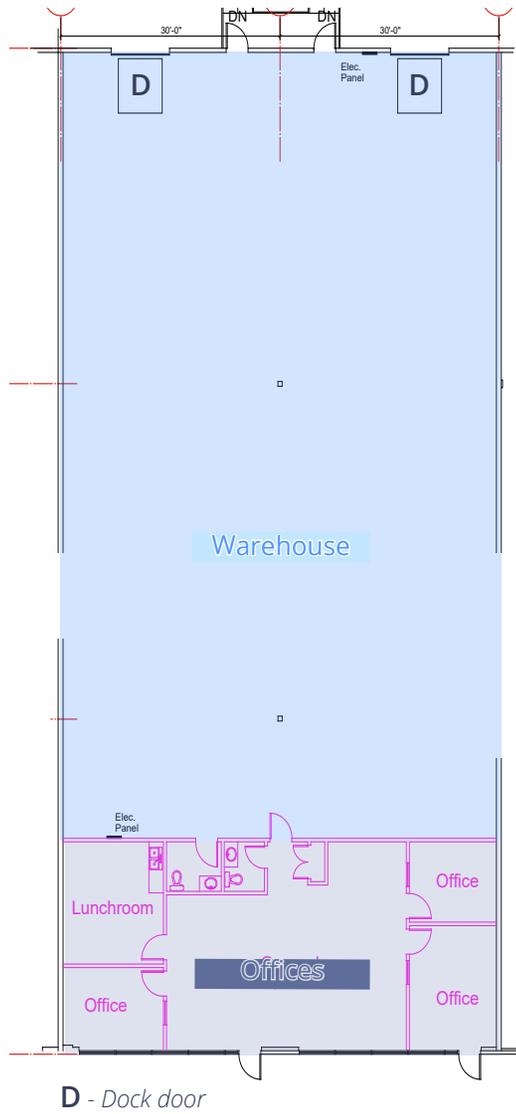
- Premiere corporate image and identity
- Excellent Big Bend location
- Two (2) washrooms and a lunchroom within the office
- Located by the developing River District

Location

The subject property is situated east of Boundary Road, south of Marine Way, and just north of the Fraser River, within the Big Bend industrial area in South Burnaby.

This convenient location provides excellent access to nearby municipalities, including South Vancouver, Richmond, and New Westminster.

Main Floor Plan





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