

FOR LEASE

# 36,427 SF Freestanding Industrial Building with Dock & Grade Loading

3788 North Fraser Way, Burnaby, BC

RATE  
REDUCED

For more information contact:

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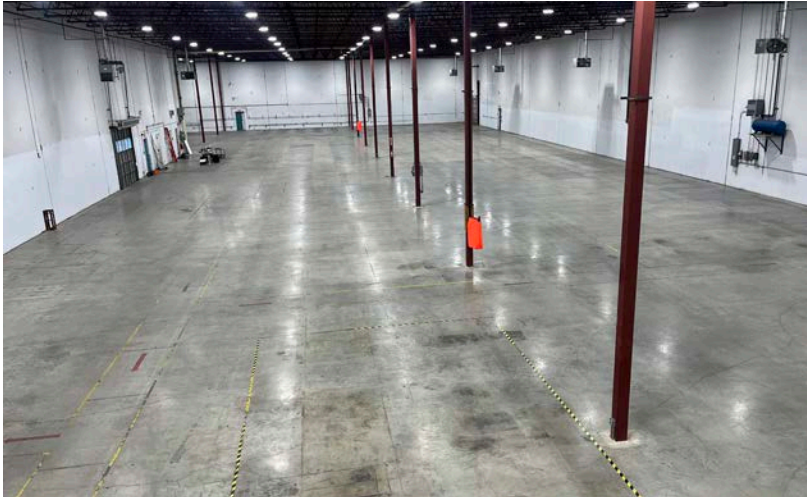
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## Property Details

### Building Area (approx.)

Main Floor Warehouse	30,430 SF
Main Floor Showroom/Office	2,998 SF
2nd Floor Office	2,999 SF
Total	36,427 SF

### Zoning M-2

Accommodates a variety of general industrial uses including manufacturing, processing and packaging, assembly, repair, showroom, wholesale, warehouse and laboratories.

### Additional Rent

\$4.50 per sq. ft. (2025)

### Lease Rate

~~\$20.00~~ **\$18.75 per sq. ft., triple net**

### Occupancy

Immediately

## The Opportunity

3788 North Fraser Way offers the opportunity to lease a well-maintained, **freestanding industrial facility totaling 36,427 SF in the highly sought-after South Burnaby market.** The property features efficient dock and grade loading, excellent clear height, ample power, and modern office improvements, making it ideal for a wide range of industrial users. Its **strategic location near Marine Way, Boundary Road,** and major regional transportation routes provides outstanding access to Greater Vancouver and beyond.

## Property Features



3-phase, 400 amp  
600 volt power



3 dock loading doors  
1 grade loading door



25'5" ceiling  
height



Fully  
sprinklered



New LED lighting  
throughout warehouse



Warehouse shipping and  
first aid room



Main floor office features  
showroom, reception area,  
boardroom & staffroom

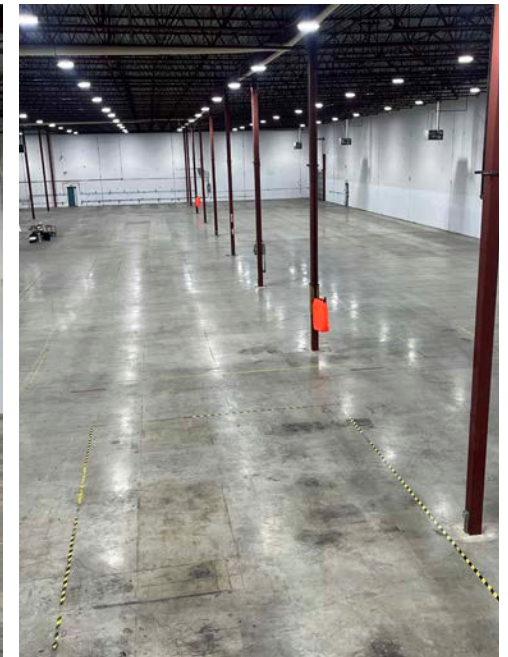


2nd floor offer features HVAC,  
abundant natural light, new  
carpeting, 3 private offices,  
open plan, washrooms and  
kitchenette



24 parking stalls

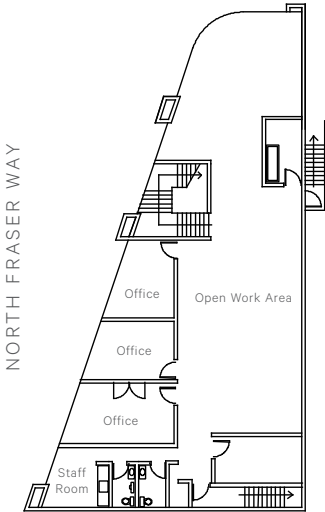
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# Floor Plan



Floorplan is not to scale.  
Layouts may not be exactly as shown.



**Second Floor**

**Main Floor Office & Warehouse**



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## The Location

3788 North Fraser Way is located 1 block south of Marine Way, off Boundary Road, in the highly sought-after South Burnaby area. It benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. The area is home to a mix of businesses, including manufacturing, distribution, and service-oriented establishments. The Property is also minutes away from River District, Marine Way Market, and Big Bend Crossing, offering a multitude of amenities including restaurants, bars, retail stores and coffee shops.

## Drive Times

**25 mins**

Mitchell  
Island

**35 mins**

Richmond  
Cith Centre

**30 mins**

Vancouver  
International Airport

**30 mins**

GCT  
Vanterm

**35 mins**

Downtown  
Vancouver

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