

UNIT 17 - 8980 FRASERWOOD COURT, BURNABY
2,627 SF OF WAREHOUSE WITH GRADE LOADING

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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Salient Facts

SIZE BREAKDOWN

± 2,627 SF

PARKING

Ample

ZONING

CD, M5, and M5R

BASIC RENT

Contact Listing Agent

ADDITIONAL RENT

\$7.50/FT

FLEXIBLE LEASE OPTIONS

Available for sublease until December 31, 2029, with option to negotiate a new head lease



10' x 12' Rear Grade-Level Loading



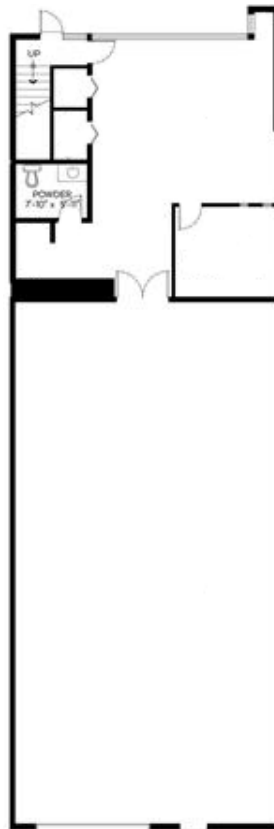
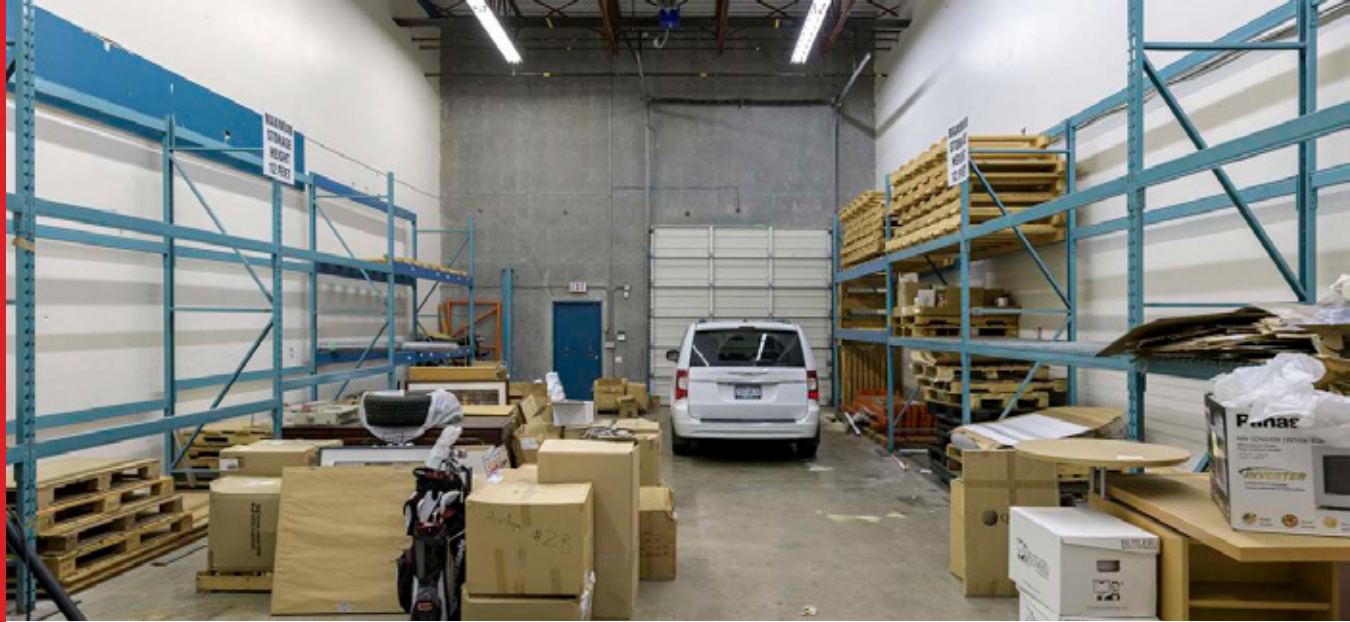
22' Clear Ceiling Height



ESFR Sprinklers



Improved with handicap accessible washroom



Ground Floor

For Sublease

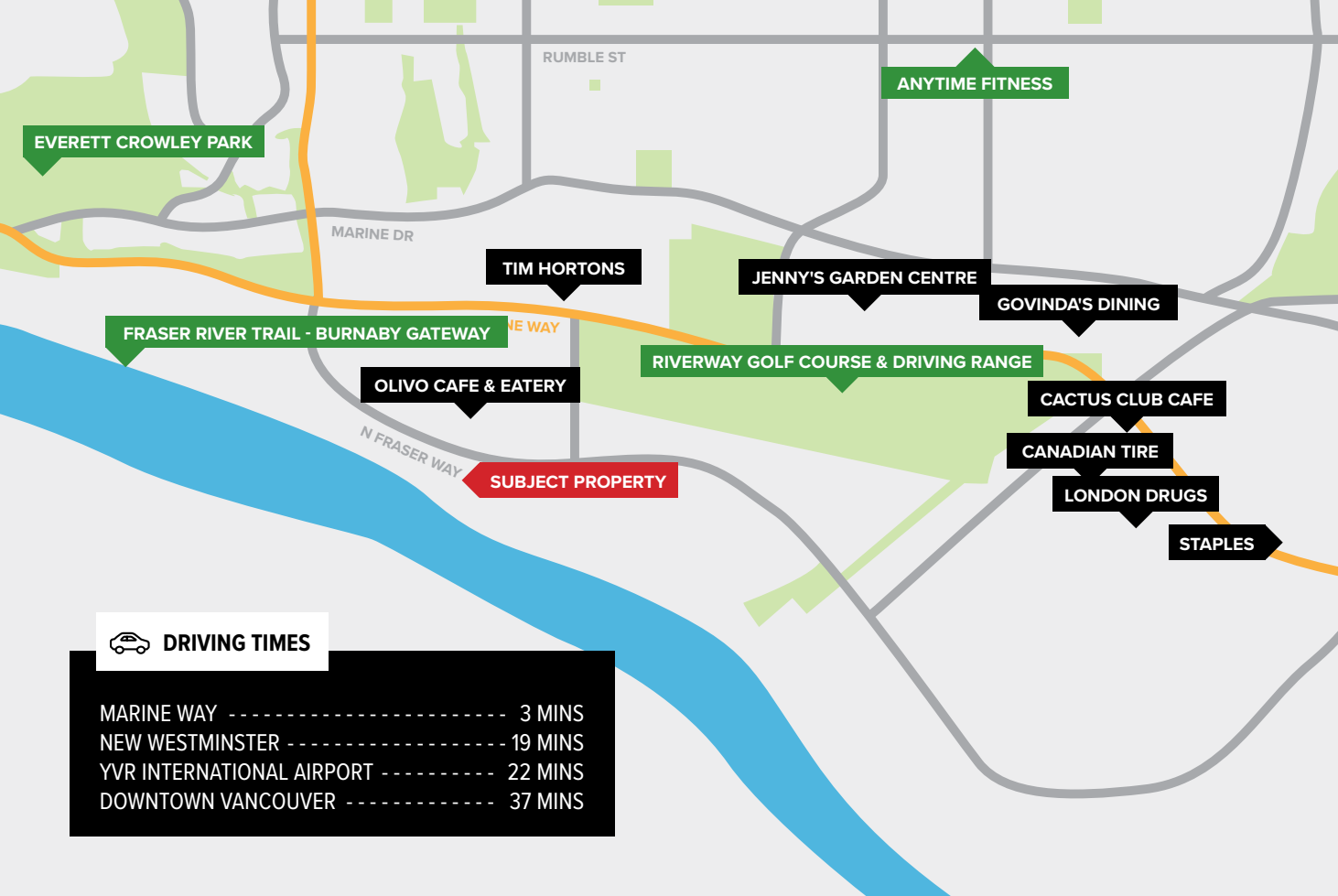
17 - 8980 Fraserwood Court

William Wright Commercial is pleased to present Unit 17 at 8980 Fraserwood Court, a 2,627 SF industrial strata unit. The warehouse features a 10' x 12' rear grade-level loading door and 22' clear ceiling height, providing excellent functionality for storage and distribution. Located in South Burnaby's Fraserwood Business Park, this space is available for sublease until December 31, 2029, with potential to negotiate a new head lease.

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Big Bend In South Burnaby

8980 Fraserwood Court is located in the heart of the Big Bend area in South Burnaby, one of the city's most accessible and rapidly evolving business districts. The property benefits from excellent connectivity to major transportation routes, including Marine Way, Byrne Road, and Highway 91A, providing convenient access to Burnaby, Vancouver, Richmond, and New Westminister. Surrounded by a mix of industrial, commercial, and office developments, the area supports a wide range of business activities. Nearby amenities along Marine Way, such as restaurants, retail stores, and service providers, offer added convenience for employees and clients alike.



DRIVING TIMES

MARINE WAY	-----	3 MINS
NEW WESTMINSTER	-----	19 MINS
YVR INTERNATIONAL AIRPORT	-----	22 MINS
DOWNTOWN VANCOUVER	-----	37 MINS



For More Information Contact

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