

**AVISON  
YOUNG**

# For Lease

**Units #150 - #180 - 3700 North Fraser Way  
Burnaby, BC**



9,486 sf flex industrial unit with  
dock loading within the Big Bend  
area of South Burnaby

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## Opportunity

Avison Young presents the opportunity to lease quality flex industrial space in the desirable Big Bend area of South Burnaby. The space features a mix of warehouse and office, and was previously occupied by a lab group with some improvements left in place. The unit is also serviced by a dedicated back-up generator (Cummins DSGAC).

## Property details

### SIZE

Office	5,276 sf
Warehouse	4,210 sf
<b>Total</b>	<b>9,486 sf*</b>

\*Approximate breakdown, to be verified by tenant

### ZONING

CD (Comprehensive Development) based upon M2/ M5 (General & Light Industrial) allowing for a wide variety of industrial and office uses.

### LEASE RATE

\$13.95 psf, per annum (net)

### ADDITIONAL RENT

\$7.39 psf, per annum (2025 estimate)













### AVAILABILITY

Immediately

## Location

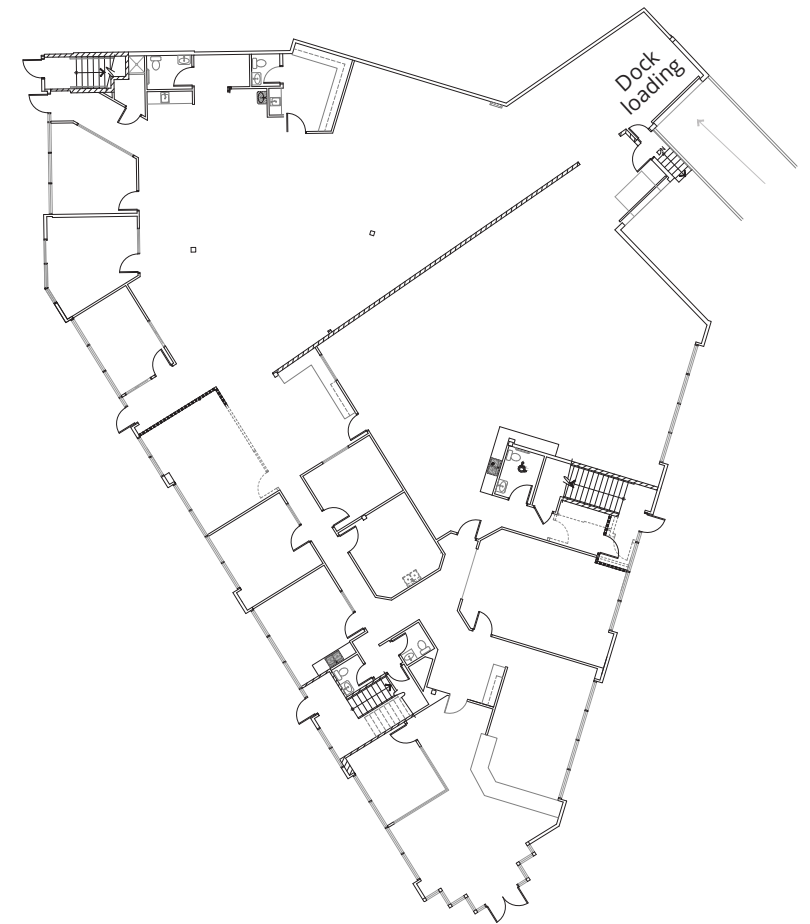
The property benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. You can find a mix of businesses, including manufacturing, lab, distribution, and service-oriented establishments. Nearby retail amenities include Cactus Club Café, McDonald's, Starbucks, Tim Hortons, Olivo Café, Goldilocks Bake Shop, White Spot, Shell Gas Station, Boston Pizza, and Riverway Golf Course. River District, Marine Way Market, and Big Bend Crossing are all minutes away with a multitude of retail offerings.

## Property highlights

-  Two (2) dock loading doors (one w/ leveler) (10' x 12')
-  21' ceiling heights in warehouse
-  Sprinklered
-  HVAC throughout
-  Heavy 3-phase power (200 amp, 600 volt)
-  Office area includes a combination of private offices, open area, kitchen/ lunchroom, reception area
-  Five (5) washrooms
-  Six (6) reserved parking stalls, plus ample additional on-site parking
-  Dedicated back-up generator (Cummins DSGAC)
-  Easily accessible by regular bus service along North Fraser Way
-  Park-like setting with stunning river views and direct access to nearby trails
-  Owned and professionally managed by Bastion Development Corporation



## Floorplan



\*Floorplan may not be completely accurate; Landlord willing to reconfigure to satisfy tenants preferred layout





**DOWNTOWN**

**METROTOWN**

**KINGSWAY**

**BOUNDARY ROAD**

**MARINE WAY**

**RIVER DISTRICT**

**SUBJECT PROPERTY**

**DRIVE TIMES**

**1 min**

**WESGROUP'S RIVER DISTRICT**

**5 min**

**MARKET CROSSING**

**8 min**

**METROTOWN**

**25 min**

**DOWNTOWN VANCOUVER**

**Contact for more information**

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