

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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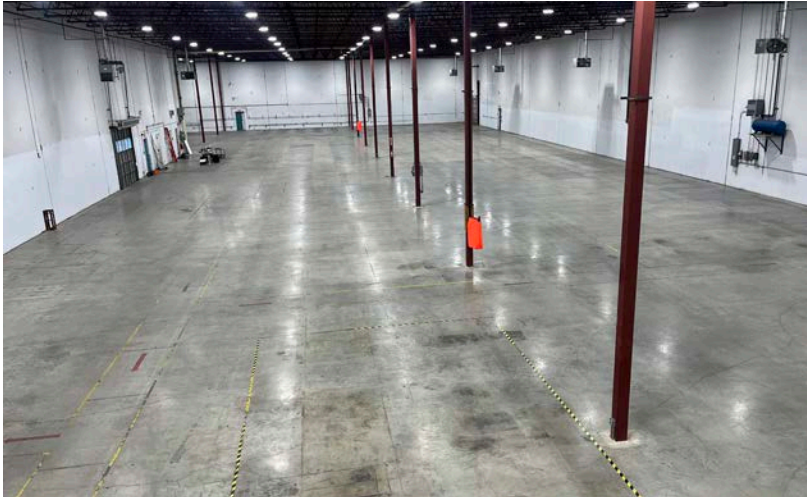
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CBRE



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

\$5.00 per sq. ft. (2026 est.)

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

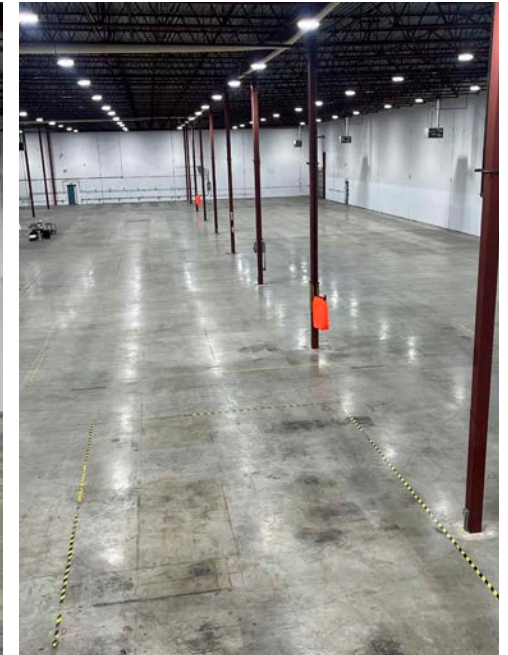


2nd floor offer features HVAC,
abundant natural light, new
carpeting, 3 private offices,
open plan, washrooms and
kitchenette



24 parking stalls

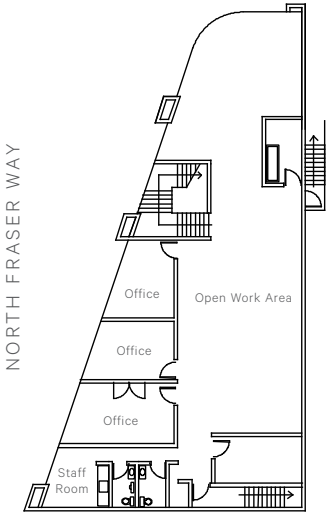
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Floor Plan



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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