

FOR LEASE

CBRE

THE
INDUSTRIAL
SPECIALISTS

UNIT 100 - 8085 NORTH FRASER WAY

BURNABY, BRITISH COLUMBIA

RATE REDUCTION



58,911 SF WAREHOUSE WITH DOCK AND GRADE LEVEL LOADING
FLEXIBLE TENANCY SIZES



Unit 100

WAREHOUSE	58,299 SF
OFFICE	612 SF
TOTAL AREA	58,911 SF

Building Features



Two (2) points of ingress and egress to access the loading court



500 lb PSF warehouse floor load capacity



Ample parking



LED lighting



Constructed in 2006

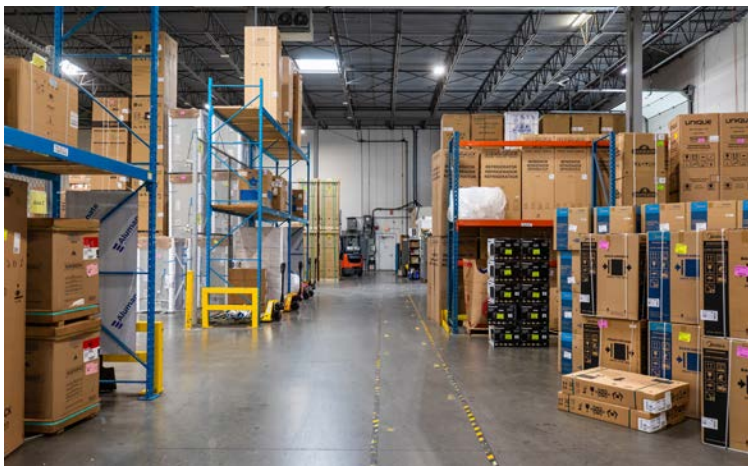


Excellent exposure along North Fraser Way with convenient access to Marine Way

Property Details

ZONING	M5 - Light Industrial
LOADING DOORS	9 dock & 1 grade
CEILING HEIGHT	26' clear
SITE SIZE	4.67 acres
POWER	400 amps, 600 volts
LEASE RATE	\$20.50 PSF \$19.50 PSF
ADDITIONAL RENT	\$5.54PSF (2026)
AVAILABILITY	Immediate

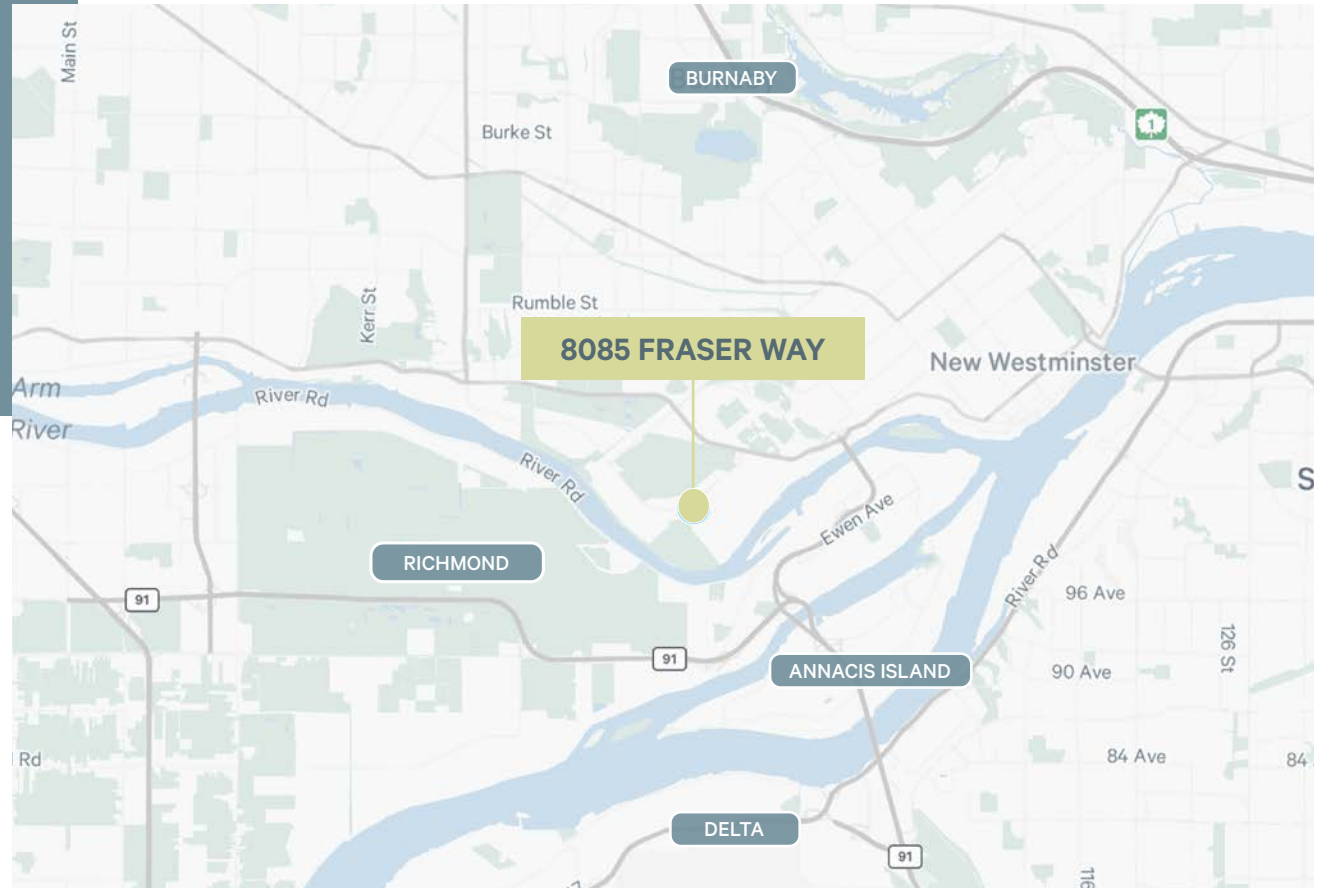
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UNIT 100 - 8085 FRASER WAY BURNABY, BRITISH COLUMBIA

Strategically located in Burnaby's sought-after Big Bend industrial district, 8085 North Fraser Way offers a central position within Metro Vancouver with excellent connectivity to all major markets.

The property provides quick access to key transportation routes including Marine Way, Boundary Road, and Highway 91, allowing efficient travel to Vancouver, Richmond, Surrey, and the broader Lower Mainland.



Drive Times



18
MINUTES TO
DELTAPORT

25
MINUTES TO
RICHMOND CC

24
MINUTES TO
YVR AIRPORT

30
MINUTES TO
SURREY CC

Connect with us for more information

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