

22,450 SF Grade Loading Warehouse Industrial Space for Lease

8920 Fraserton Court, Burnaby, BC



Sutton

SUPREME REALTY
An Independent Brokerage

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real

RESI:COMM Real Estate Group

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FOR LEASE

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PROPERTY DETAILS

PID	LEGAL DESCRIPTION	LAND SIZE	BUILDING SIZE		TAXES & OPERATING COSTS
018-026-826	LOT 1, PLAN LMP7719, DISTRICT LOT 161, GROUP 1, NEW WESTMINSTER LAND DISTRICT	41,207.76 SF 0.946 Acres	Warehouse	19,356 SF	\$6.55 PSF (2025 est.)
		AVAILABILITY Immediate	Upstairs Office	1,717 SF	LEASE RATE Contact Listing Broker
			Downstairs Office	1,374 SF	
			Total	22,447 SF	

PROPERTY FEATURES

ZONING

M5 (Light Industrial)

ELECTRICAL CAPACITY

3-phase 240 kVa at 347/600V
400 AMP service

PARKING

23 stalls

CEILING HEIGHT

21FT in warehouse

LOADING

- 2 x 23.39 FT wide x 15.98 FT high overhead bay door
- 14 FT wide by 12.04 FT high overhead bay door



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KEY FEATURES

- Freestanding building
- Corner lot/property
- Central Location
- 2 minutes from Amazon Warehouse
- 3 grade loading doors
- 3 separate washrooms
- Suitable for manufacturing, warehousing, distribution, industrial use and more
- M5 zoning allows a range of operations, including childcare facilities
- Upcoming official plan, expected to take effect early 2026, includes changes to employment zoning that will allow for a wider range of uses, such as sports training complexes and other innovative facilities.



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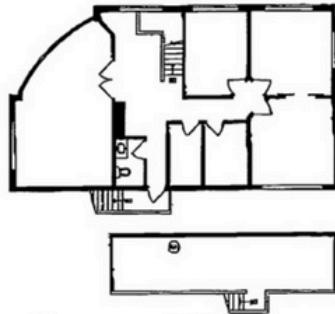
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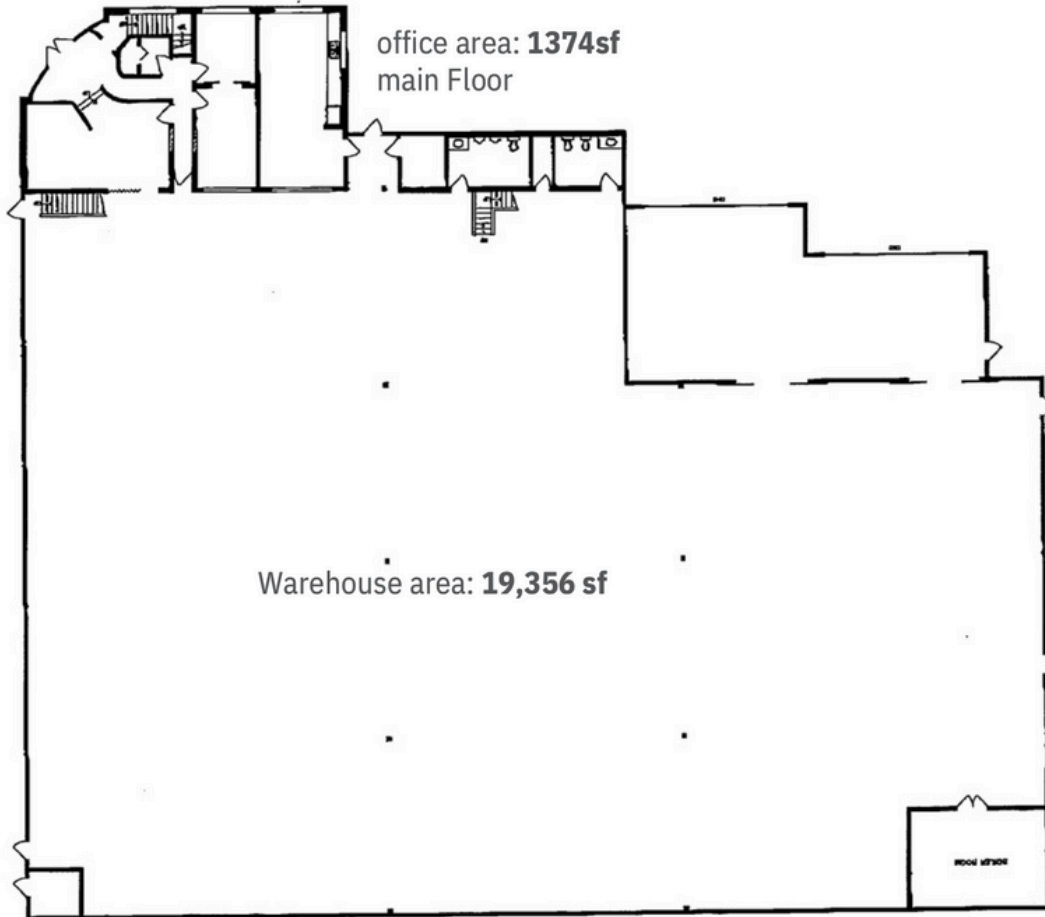
FLOORPLAN

office area: **1,399 sf**
upper Floor



office area: **318 sf**
upper Floor

office area: **1374sf**
main Floor



Warehouse area: **19,356 sf**

main Floor

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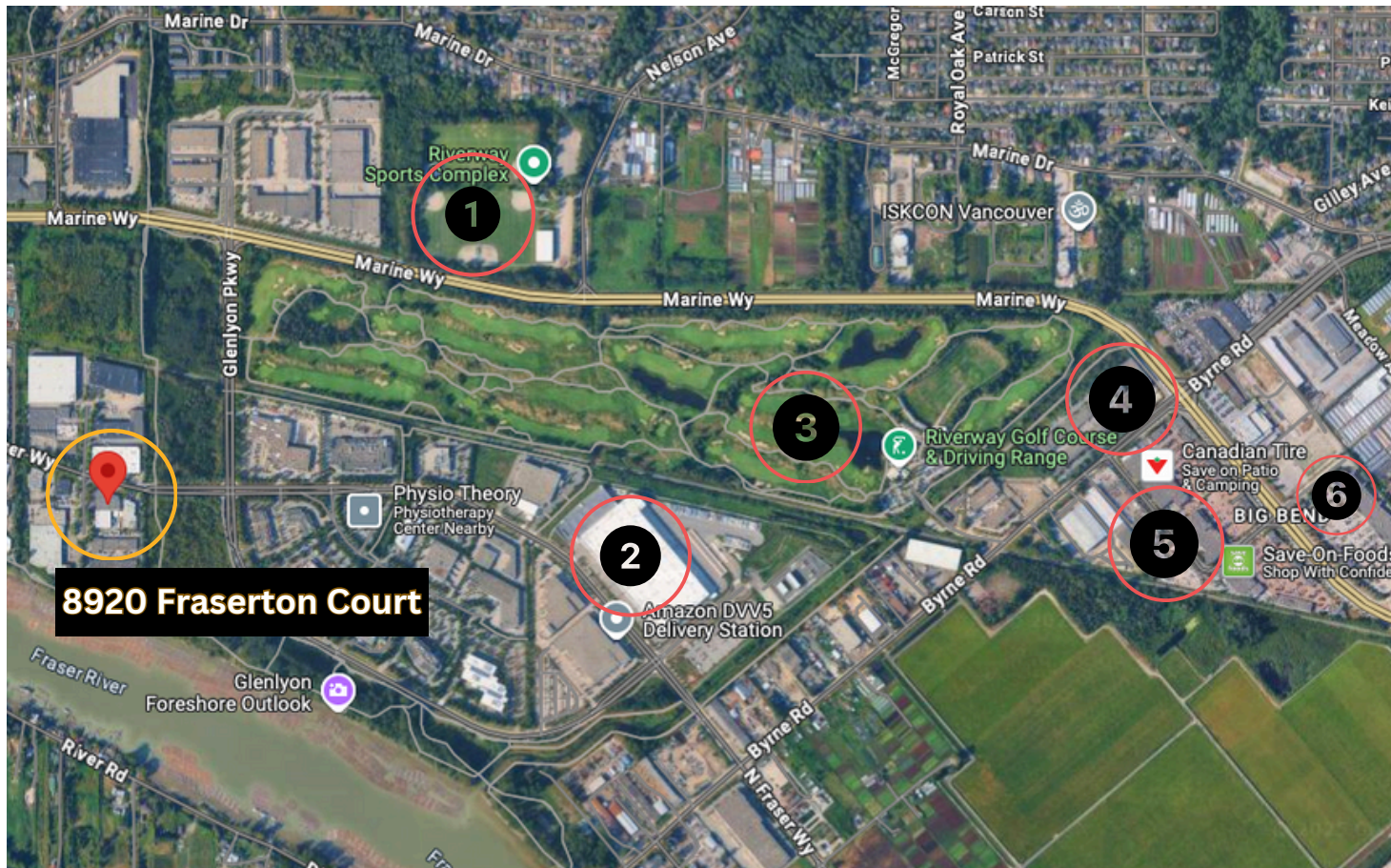
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LOCATION



- 1** Riverway Sports Complex
- 2** Amazon Warehouse
- 3** Riverway Golf Course & Driving Range
- 4** Canadian Tire
- 5** Save-On-Foods
- 6** Marine Way Market

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