

FOR SALE

5025 NORTH FRASER WAY
BURNABY, BC



**CUSHMAN &
WAKEFIELD**

2.55 ACRES
IN GLENLYON BUSINESS PARK

\$15,300,000



PRELOAD COMPLETED FOR CURRENT BUILDING PLANS



OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire 2.55 acres (111,078 square feet) of industrial-zoned land in Burnaby's Glenlyon Business Park, with flexible CD (M2/M5) zoning and up to 133,320 buildable square feet. This property is the final opportunity to acquire land in the business park and build to suit, or utilize a building permit already in process for a brand-new building designed by Christopher Bozyk Architects.

SALIENT DETAILS

Legal Address	5025 North Fraser Way, BC
PID	013-227-139
Zoning	CD (M2, M5)
Site Area	2.55 Acres (111,078 square feet)
Maximum Site coverage	50%
Maximum Floor Area Ratio	1.2 FAR (133,320 square feet)

PRICING GUIDANCE & OFFERING PROCESS

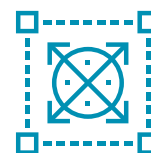
\$15,300,000

Signed confidentiality agreement required to access data room materials, please contact listing agents for further details.

INVESTMENT HIGHLIGHTS



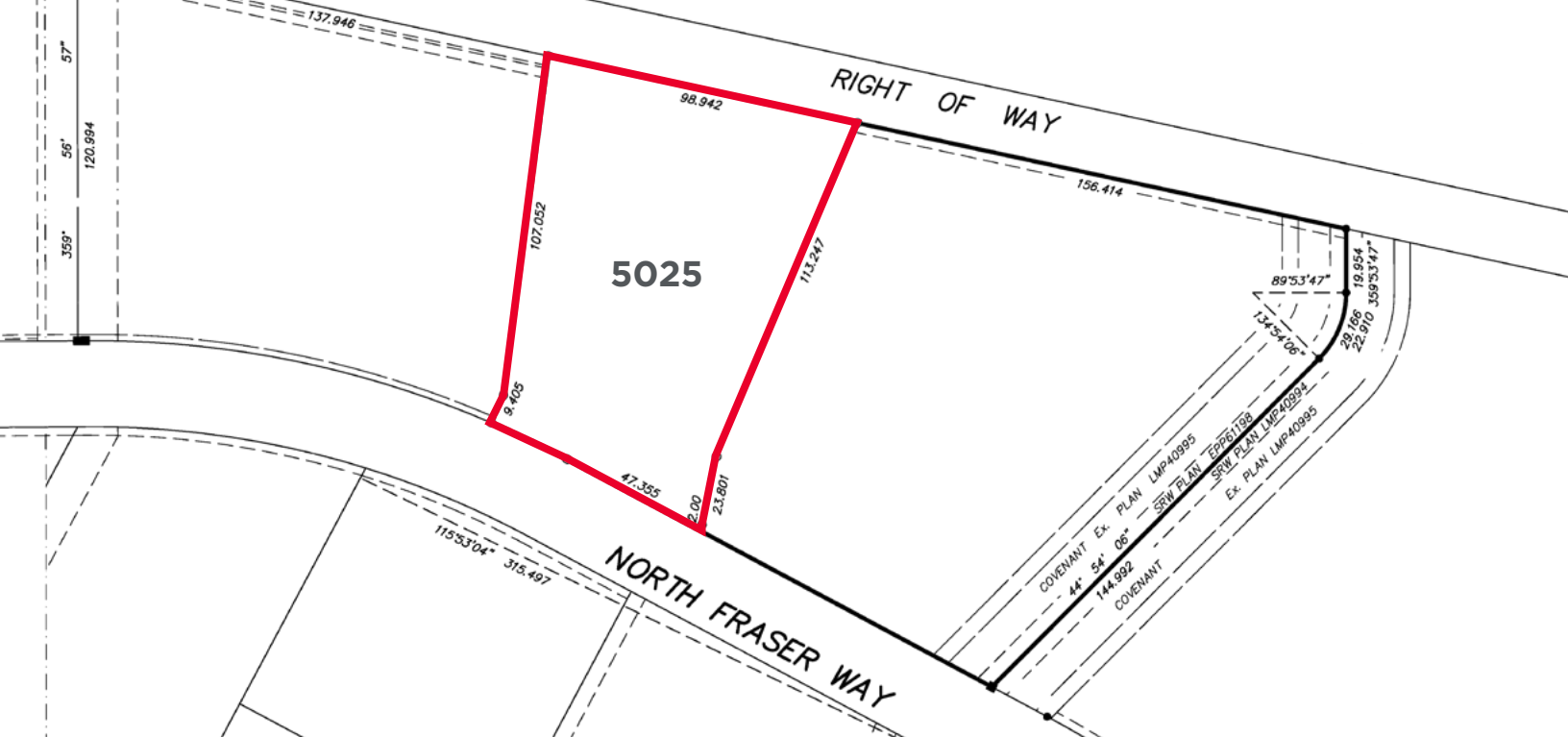
The Last Parcel Of Industrial Land
Available For Development Within
Glenlyon Business Park



Preload Completed With Existing
Building Plans In Place



The Only 2.55 Acres Available For Sale
Within The City Of Burnaby

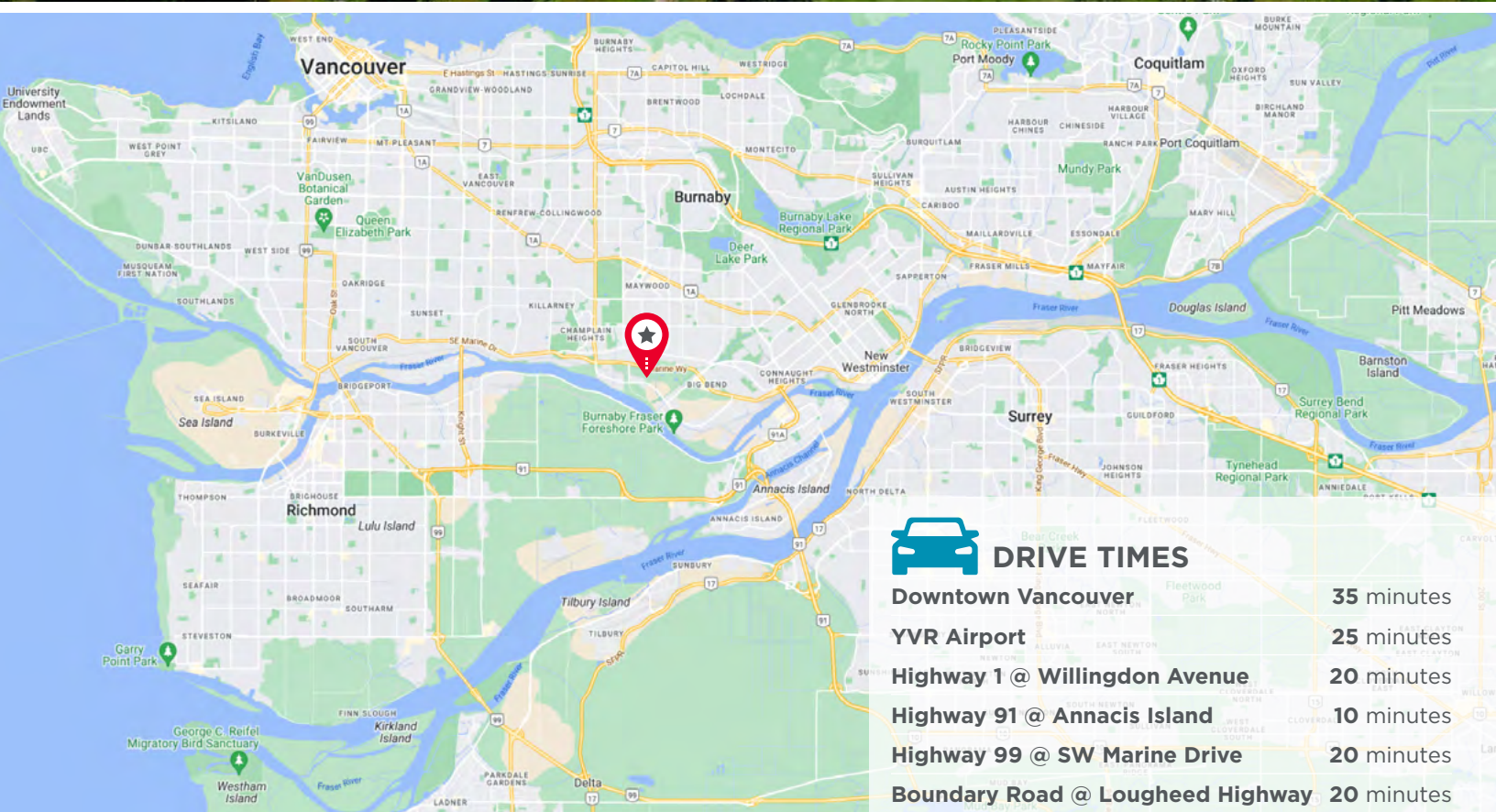


GLENLYON BUSINESS PARK

Located in South Burnaby's Big Bend area, Glenlyon Business Park ("Glenlyon") represents one of the best industrial and office business parks within close proximity to the downtown core, educated and skilled labour pools, and major transportation routes.

Glenlyon offers ample off-site amenities, including Riverway Sports Complex and one of the finest golf courses in Burnaby - Riverway Golf Course, perfect venues for various work events or team-building workshops. Strategically located within minutes of Marine Way Market and Big Bend Crossing, this location is steps away from two urban shopping centres offering convenient access to service, retail and major restaurants. Throughout this park, there is an extensive trail system, picnic areas along the Fraser River shoreline, off-leash dog park, and playground providing an ideal location for work-life balance. This picturesque locale is Burnaby's best and most scenic point of entry to the historic Fraser River, which flows a majestic 1,400 km from its source high in the Rocky Mountains out to the Pacific Ocean.





CONTACT THE LISTING AGENTS FOR FURTHER DETAILS

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