



FOR SALE

15,489 SF Beedie Built Strata Unit with High Quality Showroom, Office & Existing Walk-in Freezer

Unit 106 - 8288 North Fraser Way, Burnaby

Adam Mitchell
Personal Real Estate Corporation
Vice President
+1 778 229 9200
Adam.Mitchell@colliers.com

Greg Lane
Personal Real Estate Corporation
Vice President
+1 604 794 1764
Greg.Lane@colliers.com

Jack Bougie
Associate
+1 604 329 4110
Jack.Bougie@colliers.com



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Property Overview

8288 North Fraser Way is located in South Burnaby, along the eastern portion of North Fraser Way, a key industrial corridor connecting Boundary Road to Marine Way. The property benefits from a highly central location, offering efficient access to Downtown Vancouver, Vancouver International Airport (YVR), and the broader Metro Vancouver region via nearby arterial routes. The area is well supported by public transit, with bus service in the immediate vicinity and rapid transit access at Edmonds SkyTrain Station within approximately 15 minutes, providing convenient connectivity for employees and commuters.

Civic Addresses	Unit 106 - 8288 North Fraser Way, Burnaby	
Building Size*	Ground Floor Warehouse/Showroom	12,754 SF
	Second Floor Office	2,735 SF
	Total	15,489 SF
	CD M2/M5: Future employment zone	
Zoning	Accommodates a wide range of industrial uses including light manufacturing, warehousing & distribution and service commercial uses	
Available	Contact Listing Broker	
Asking Price	\$10,455,000	
Property Taxes (2025)	\$77,979.82	

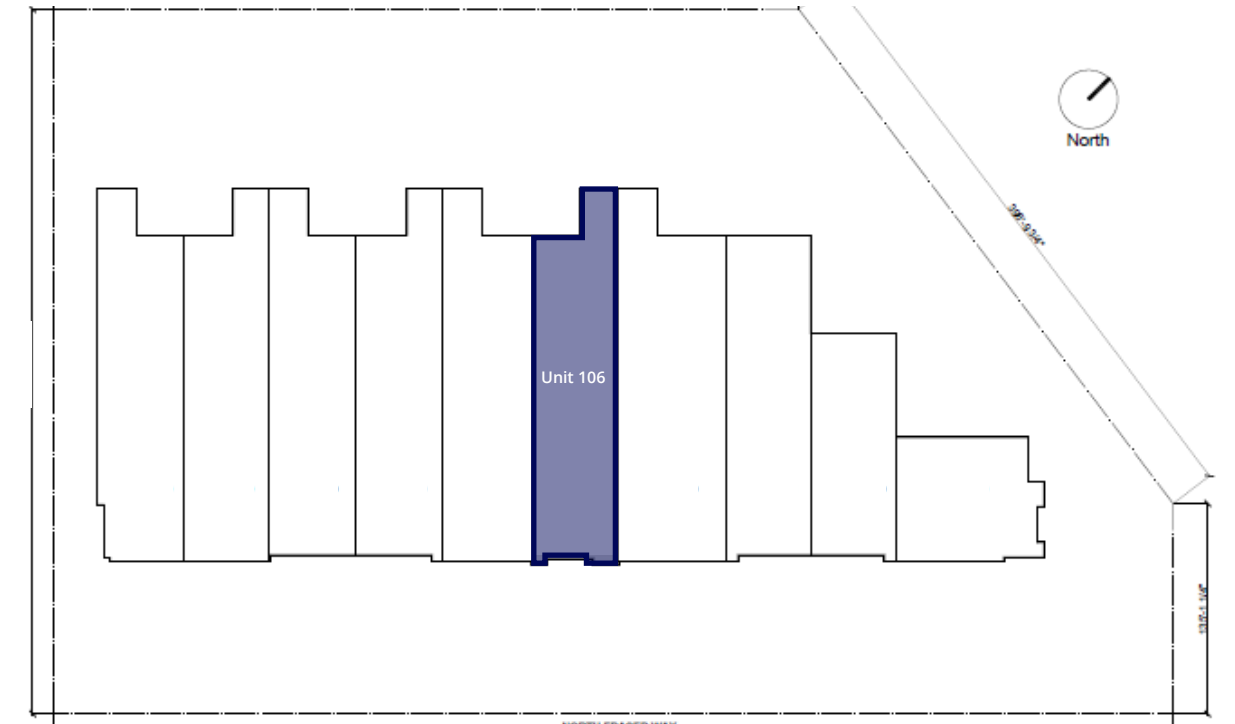


Property Features

- One (1) 12' W x 14' H grade door
- Two (2) dock doors with 40,000 lb hydrophilic levelers, bumpers, skirts and awning
- Concrete tilt-up insulated panel construction
- 26' clear warehouse ceiling height, and 12' clear underneath mezzanine office
- 200 amp / 600V 3-phase electrical service
- High efficiency LED lighting
- ESFR sprinkler system within warehouse
- Two (2) skylights
- 500 lbs/SF warehouse floor load capacity
- TELUS fibre optic cable

Existing walk-in Freezer:

- Minus Eighteen (-18) degrees Celcius
- Approx. 2,000 SF
- 24' clear
- Existing racking





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