

Unit 93 & 94 8601 Glenlyon Parkway Burnaby, BC

8,890 SF Class A Industrial Unit with Dock & Grade Loading
in South Burnaby's New Haven Business Park



Developed By:

A M A C O N

Marketed By:

CBRE





The Opportunity

Unit 93 & 94 - 8601 Glenlyon Parkway is a 8,890 SF Class A industrial unit within New Haven Business Park featuring dock and grade loading capabilities, ±24' clear ceiling, and ample parking. **In-place racking in the warehouse can be made available.**

Developed and professionally managed by Amacon, New Haven is a flex industrial/office mixed-use, campus-style business park consisting of 8 buildings spanning over 20 acres of land at the prime intersection of Marine Way and Glenlyon Parkway within South Burnaby. The development offers excellent proximity to all municipalities across the Lower Mainland and quick access to Highway 91, Trans-Canada Highway, South Fraser Perimeter Road, and the Vancouver International Airport.

Immediately Available

Contact Listing Agents Asking Lease Rate

\$7.36 PSF Taxes and Operating Costs (2026 est.) + 5% Management Fee

CD (M5/B1) Zoning

Floor Plan

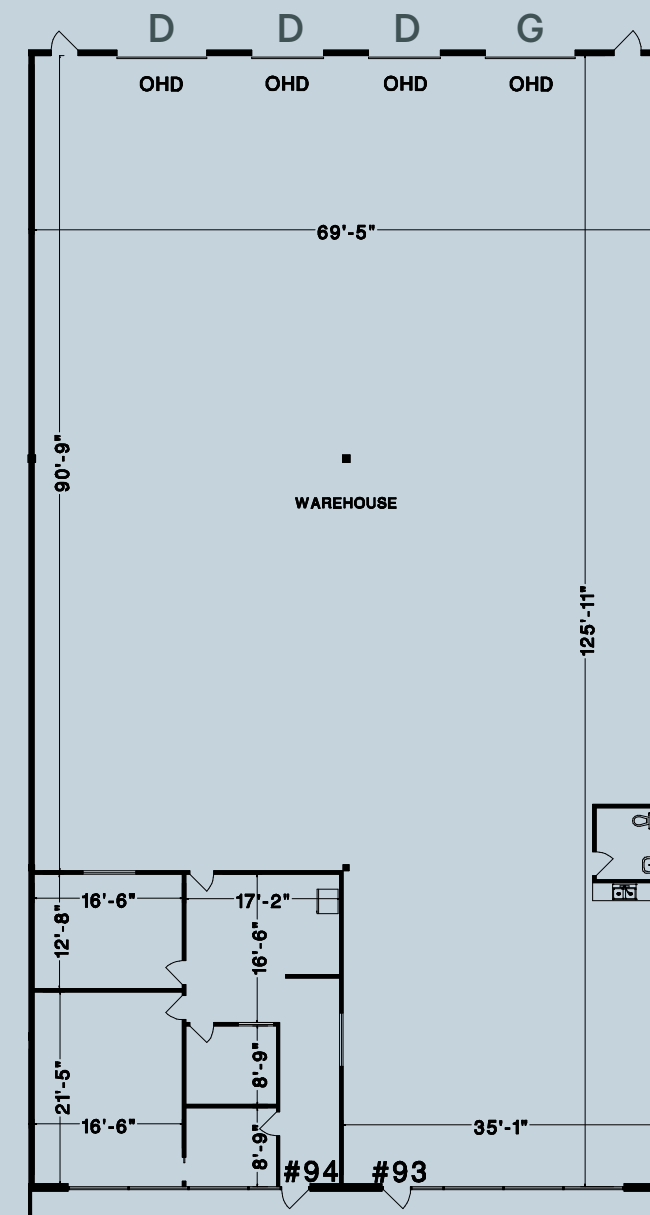
Unit Area

Office	1,235 SF
Warehouse	7,655 SF
Total	8,890 SF

*Areas are approximate.

Space Features

- Three (3) dock loading doors including one (1) over-sized door
- One (1) 10' x 14' grade loading door
- Concrete tilt-up construction
- +/-24' clear height
- T-5 warehouse lighting
- ESFR sprinklers
- 200 amps, 3-phase electrical per unit
- Ample on-site parking
- Private and open office areas
- In-place racking can be made available
- Universal washroom



*Floor plan is approximate.



Drive Times

5 min
River District Crossing

12 min
Trans-Canada Highway

25 min
Vancouver International Airport

8 min
Metrotown

15 min
South Fraser Perimeter Road

30 min
Downtown Vancouver

10 min
Highway 91

Contact

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