

FOR LEASE



10,556 SF South Burnaby Warehouse Unit with Dock & Grade Loading
Unit C – 8105 North Fraser Way, Burnaby

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Accelerating success.

10,556 SF End Cap Bay in South Burnaby

**UNIT C - 8105 NORTH FRASER WAY,
BURNABY**

The subject property is a high profile, industrial building situated on the south side of North Fraser Way, west of Wiggins Street. The Big Bend area is the most in-demand industrial park in the Lower Mainland, due to the high quality design attracting top-tier tenants.

Unit C, as, the functional end cap bay offers maximum efficiency features - namely, ample loading room, minimal internal columns and has been maintained to a high standard by the landlord.

LEASE RATE

\$20.00/SF

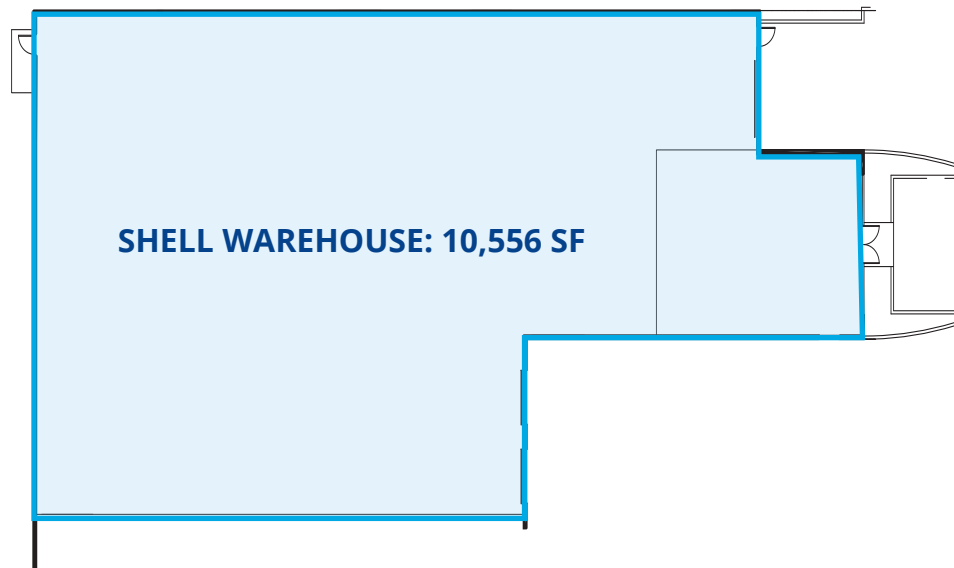
ADDITIONAL RENT

\$5.87/SF

(estimated 2026, plus management fee)

Property Details

Civic Address	Unit C, 8105 North Fraser Way, Burnaby	
Zoning	(CD) Comprehensive Development District, based on M-5 & M-2 guidelines	
Building Breakdown*	Shell Warehouse	10,556 SF
	TOTAL	10,556 SF
Ceiling Height	27' clear	
Power	100 Amp, 600 Volt 3-phase power supply	
Loading	Two (2) dock doors with levellers & One (1) grade (14' x 12')	
Available	September 1, 2026	



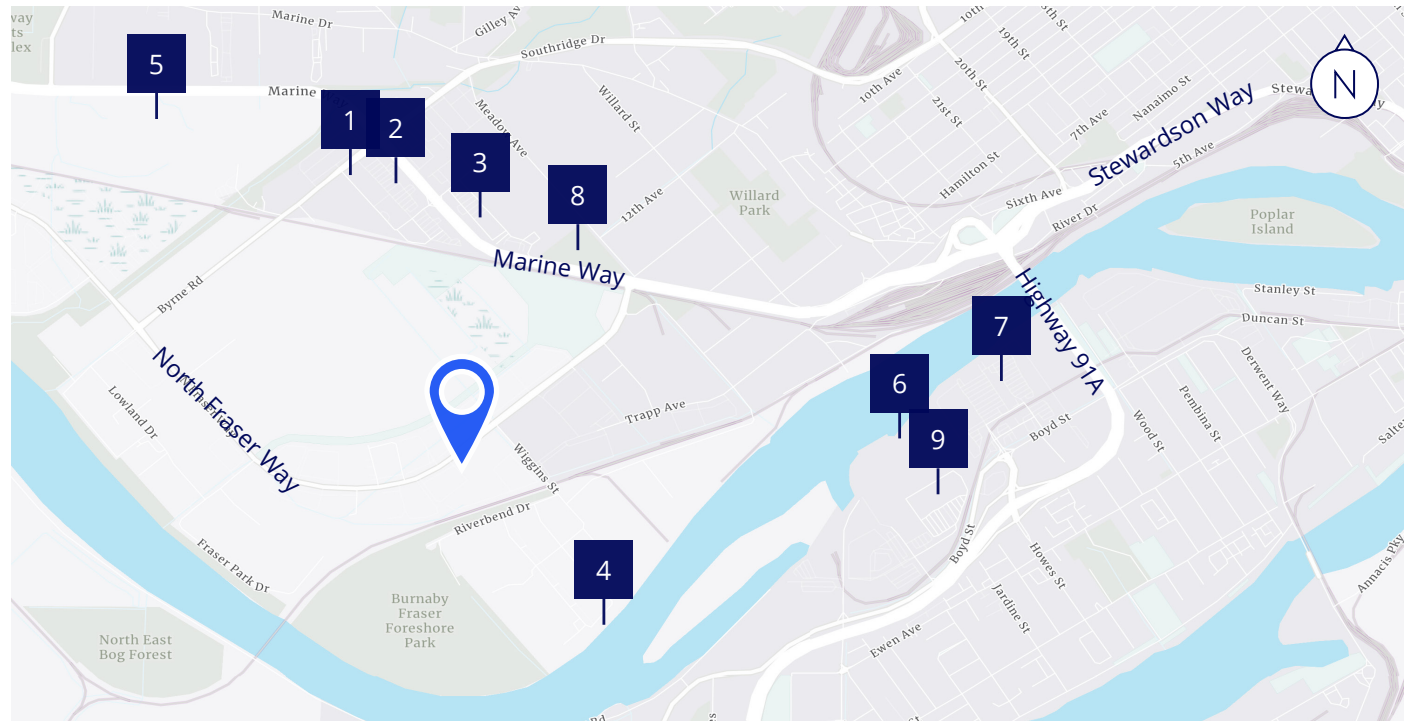
Property Highlights

- Immediate area offers central access to labour pools and major transportation arterials;
- Zoning permits a wide range of uses including manufacturing, distribution, wholesaling & assembly;
- Modern and efficient design;
- 500 lbs/SF floor load;
- 120' truck courts;
- Flexible lease terms available;
- Minimal internal columns; and,
- Designated area for temporary warehouse office space.



Local Amenities

An abundance of amenities and excellent access to transit infrastructure provide the convenience demanded by today's employees and customers.



Amenity

- 1 Marine Way Market, including a big-box retailers Marks', Canada Tire and many more
- 2 Cactus Club Café
- 3 Big Bend Crossing Shopping Mall, including eateries such as Boston Pizza and Nandos
- 4 Fraser Reach Viewpoint with access to the Burnaby Urban Trail
- 5 Riverway Golf Course & Driving Range
- 6 Walmart Superstore
- 7 Queensborough Landing Outlet Mall including a wide variety of top retailers
- 8 Riverside Park
- 9 Costco



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