

FOR LEASE



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

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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 | |



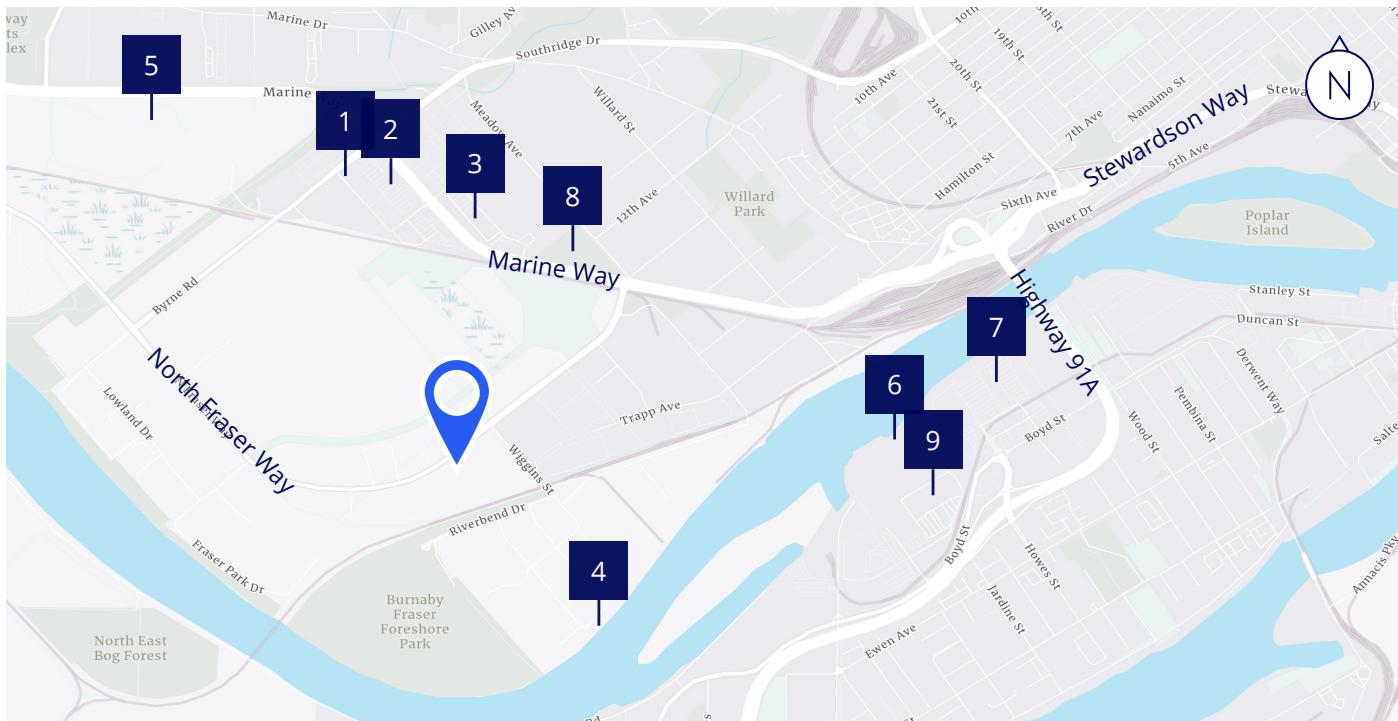
Property Highlights

- 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 retailer 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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