



Accelerating success.



FOR LEASE

Adam Mitchell

Personal Real Estate Corporation
Vice President
778 229 9200
adam.mitchell@colliers.com

Kassidy Kask

Royal LePage Sterling Realty
778 689 3985
kassidykask@gmail.com

Colliers Macaulay Nicolls Inc.
1067 West Cordova St, Suite 1100
Vancouver, BC, V6C 1C7
+1 604 681 4111
www.collierscanada.com

Units 107B - 111B, 9000 Bill Fox Way, Burnaby

14,930 SF Industrial Space
with 7,440 SF of High Quality
Office Over Two Levels with
Functional Warehouse with
5 Grade Doors

Accelerating success.

Location

9000 Bill Fox Way offers exceptional location benefits within South Burnaby's established Byrne Road industrial corridor. Positioned at the north corner of Bill Fox Way—at the gateway to Riverway Golf Course—the property benefits from strong visibility and efficient access.

The site is immediately adjacent to the Market Crossing retail node, providing convenient access to a full range of amenities, including restaurants, services, and shopping along Marine Way and Byrne Road—an attractive feature for both employees and visiting clients.

The area remains well connected by public transit, with nearby bus routes providing seamless connectivity to Edmonds SkyTrain Station and the broader Metro Vancouver rapid transit network. In addition, the surrounding network of walking and running trails through Riverway Golf Course and nearby Fraser River parklands offers a rare balance of workplace accessibility and natural recreational amenities.



Available Area*

Office	7,440 SF
Warehouse	7,490 SF
Total	14,930 SF

*Areas are approximate and to be verified

Building Features

- High quality office improvements
- Reception area, multiple washrooms, lunch room / coffee bars, mix of open and private offices & end of trip facilities
- Five (5) grade level loading doors (10' W x 14' H)
- 24' clear ceiling heights in warehouse
- Attractive facade/corporate appeal (10 year old business park)
- 3-phase power
- 19 dedicated parking stalls

Zoning

CD (Based on M2/M5 Guidelines)

Available

June 1, 2026

Asking Lease Rate

Please Contact Listing Agents

Operating Costs & Taxes (Est. 2026)

\$8.75/SF



Zoning - CD

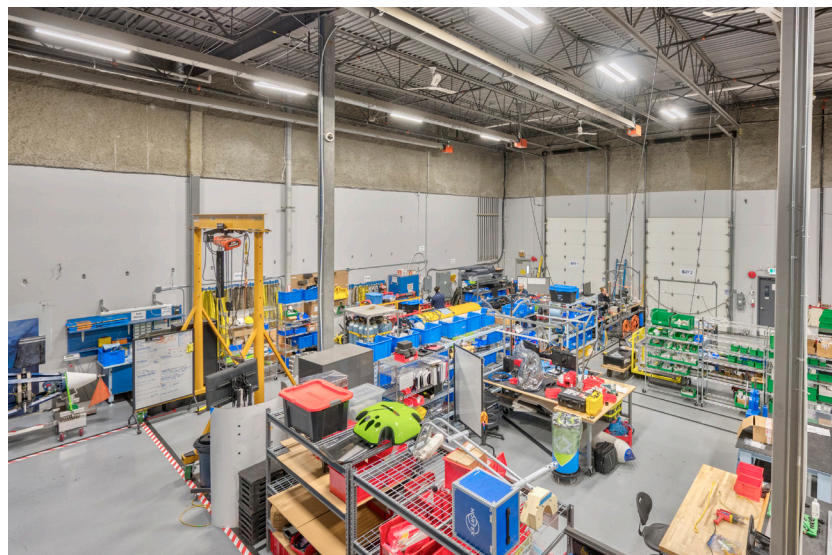


Next to a number
of restaurants and
retail services

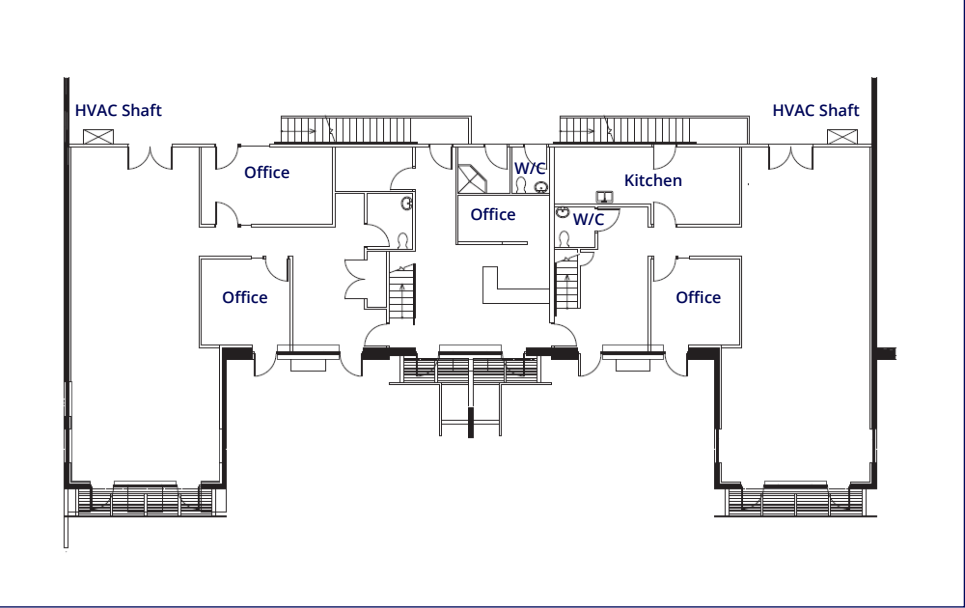


Proximity to
Skytrain

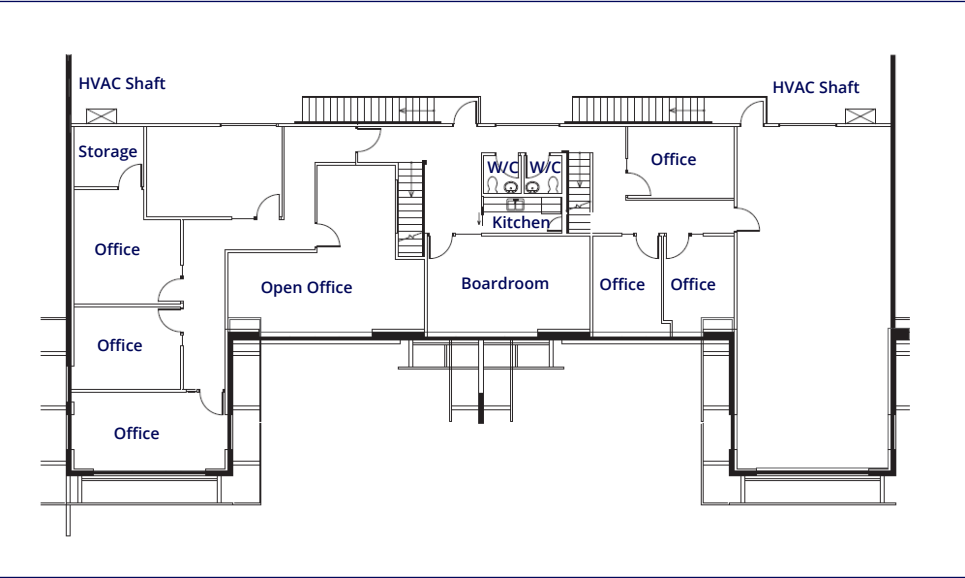
The Property



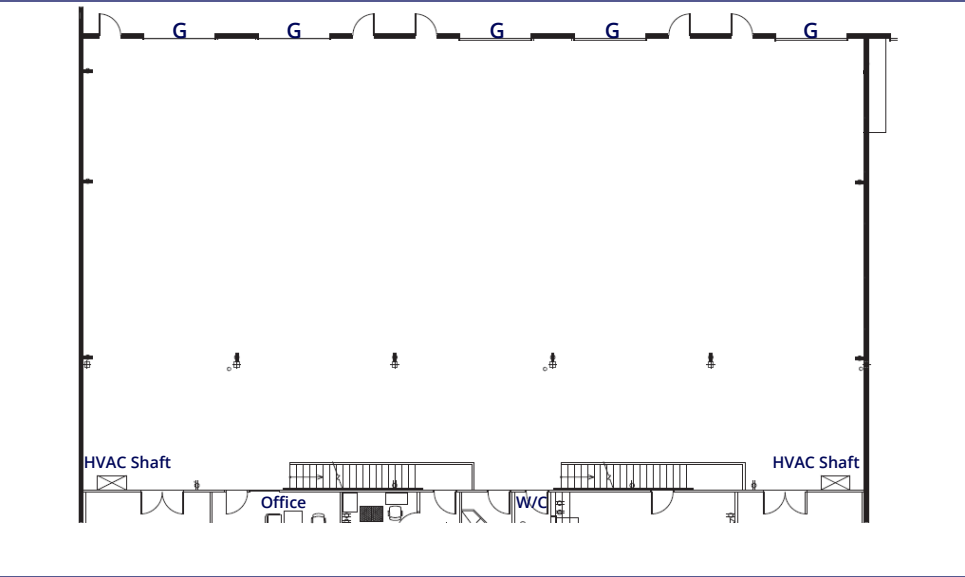
Floor Plans



Main Floor



Upper Floor



Warehouse



Adam Mitchell

Personal Real Estate Corporation
Vice President
778 229 9200
adam.mitchell@colliers.com

Kassidy Kask

Royal LePage Sterling Realty
778 689 3985
kassidykask@gmail.com

1100 - 1067 West Cordova
Street, Vancouver, BC
V6C 1C7 Canada
604 681 4111
www.collierscanada.com



Accelerating success.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.