



Marine Way Business Centre
3751 North Fraser Way, Burnaby, B.C.



For Lease

Exposure to North
Fraser Way

Future amenities in
the developing
River District

Rare small-scale
units with dock level
loading

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Location

The subject property is well located in Marine Way Business Centre in South Burnaby fronting onto Boundary Road and North Fraser Way. The park offers easy access to all areas of the Lower Mainland, via Marine Way and Boundary Road.

Zoning

M2 - General Industrial District (3751 & 3771)

CD - Comprehensive District (3711 & 3731)

Unit 2 – 3751 – Available Area (Est.)

Office Area	1,169 SF
Warehouse Area	1,831 SF
Total Area	3,000 SF

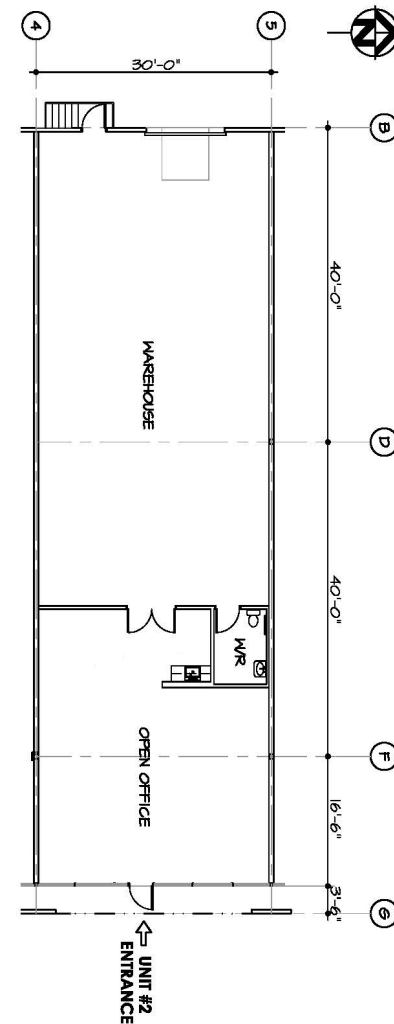
Unit Features

- Professionally owned and managed by B.U.K. Investments Ltd.
- Premier corporate image and identity
- Front showroom and office area with kitchenette
- One (1) dock level loading door
- 21' clear warehouse ceiling heights
- 9'6" clear office ceiling height
- 40 Amp at 600-volt electrical service with stepdown to 120 panel
- Ample parking

Available

Immediately

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Basic Lease Rate

Please contact listing agents

Operating Costs & Taxes

\$8.25 per SF per annum (2024 estimate)

Location

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Zoning

M2 - General Industrial District (3751 & 3771)

CD - Comprehensive District (3711 & 3731)

Unit 4/5 – 3751 – Available Area (Est.)

Office Area	1,380 SF
Warehouse Area	4,479 SF
Total Area	5,859 SF

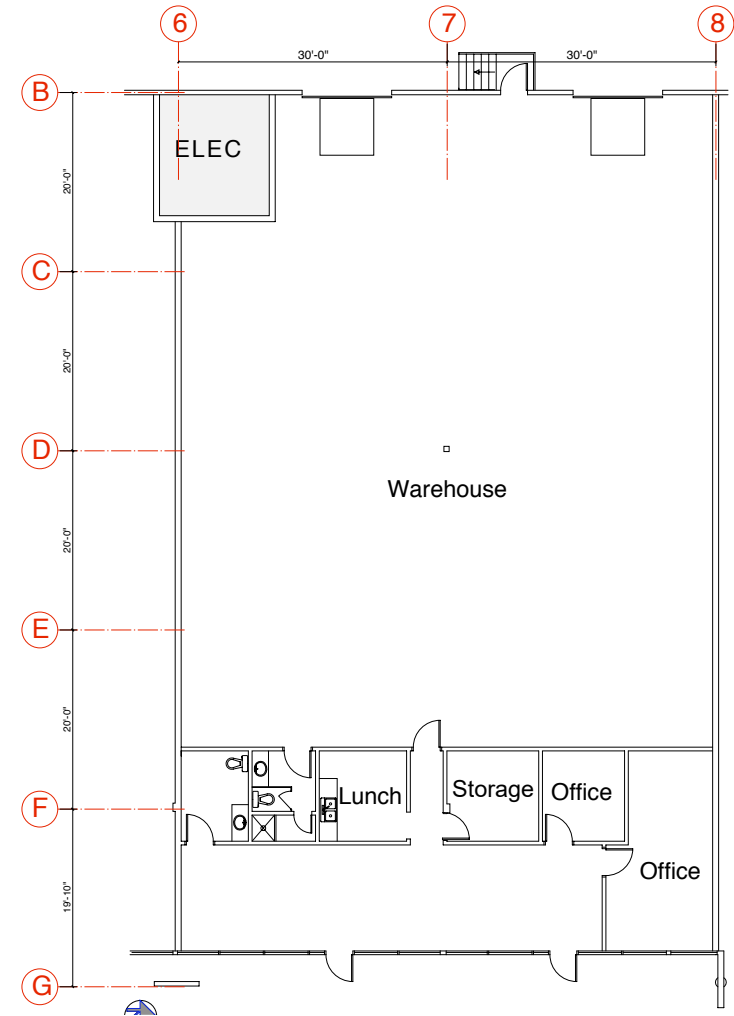
Unit Features

- Professionally owned and managed by B.U.K. Investments Ltd.
- Premier corporate image and identity
- Front showroom and office area with kitchen/lunchroom
- Two (2) dock level loading door with levelers
- 21' clear warehouse ceiling heights
- 9'6" clear office ceiling height
- 2 x 40 Amp at 600-volt electrical services with stepdown to 120 panels
- Ample parking

Available

December 1, 2024

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