



Colliers

FOR LEASE

8,029 SF INDUSTRIAL CORNER UNIT

8055 NORTH FRASER WAY, BURNABY | BC

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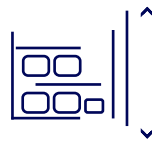
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THE OPPORTUNITY

8055 North Fraser Way is a Class A industrial unit situated in the Big Bend sub-market of Burnaby. The unit provides a rare opportunity to secure a mid-bay space with dock and grade loading and direct exposure to North Fraser Way. 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 (YVR) are just some of the reasons why this sub-market has become one of the most desired areas of Metro Vancouver and is home to a number of quality local and multi-national industrial businesses.

UNIT FEATURES



OFFICE SPACE

Private office space with HVAC



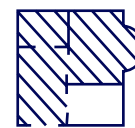
LIGHTING

Excellent glazing and natural light, skylights in the warehouse area



SPRINKLERED

Fully sprinklered



AMENITIES

Large meeting room and kitchen area



PARKING

7 designated parking stalls



LOADING

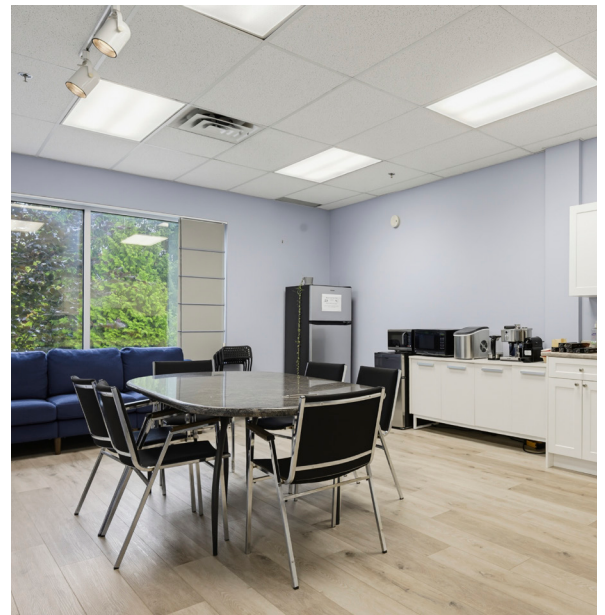
One (1) dock level door
One (1) grade level door

PROPERTY DETAILS

Unit Size	Main floor office / Warehouse	6,019 SF
	Mezzanine office	2,010 SF
	Total	8,029 SF
Zoning	CD (based on M2 & M5 guidelines)	
Ceiling Height	28' clear ceiling height	
Loading	One (1) dock level door	
	One (1) grade level door	
Power	200 Amp / 600 Volt 3 phase electrical	
Available	July 1, 2026	
Asking Lease Rate	\$22.00 per SF (net)	
Additional Rent (2026 estimate)	\$8.55 per SF	



PHOTO GALLERY





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