

22,450 SF Grade Loading Warehouse Industrial Space for Lease

8920 Fraserton Court, Burnaby, BC



Sutton

SUPREME REALTY
An Independent Brokerage

SUNNY BALL

PERSONAL REAL ESTATE CORPORATION
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real

RESI:COMM Real Estate Group

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PROPERTY DETAILS

PID	LEGAL DESCRIPTION	LAND SIZE	BUILDING SIZE		TAXES & OPERATING COSTS
018-026-826	LOT 1, PLAN LMP7719, DISTRICT LOT 161, GROUP 1, NEW WESTMINSTER LAND DISTRICT	41,207.76 SF 0.946 Acres	Warehouse	19,356 SF	\$6.55 PSF (2025 est.)
		AVAILABILITY Immediate	Upstairs Office	1,717 SF	LEASE RATE Contact Listing Broker
			Downstairs Office	1,374 SF	
			Total	22,447 SF	

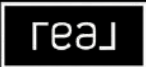
PROPERTY FEATURES

ZONING	PARKING	LOADING
M5 (Light Industrial)	23 stalls	2 x 23.39 FT wide x 15.98 FT high overhead bay door 14 FT wide by 12.04 FT high overhead bay door
ELECTRICAL CAPACITY	CEILING HEIGHT	
3-phase 240 kVa at 347/600V 400 AMP service	21FT in warehouse	



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KEY FEATURES

- Freestanding building
- Corner lot/property
- Central Location
- 2 minutes from Amazon Warehouse
- 3 grade loading doors
- 3 separate washrooms
- Suitable for manufacturing, warehousing, distribution, industrial use and more
- M5 zoning allows a range of operations, including childcare facilities
- Burnaby's new Zoning Bylaw 2026, coming into effect July 1, 2026, will designate this property within the Employment District, significantly expanding permitted uses beyond traditional industrial to include indoor recreation and sports facilities, office, and service-based businesses.



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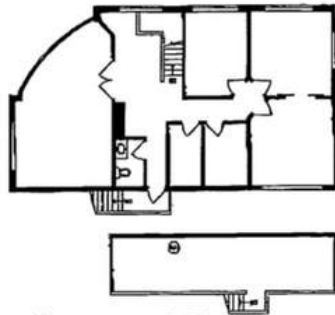
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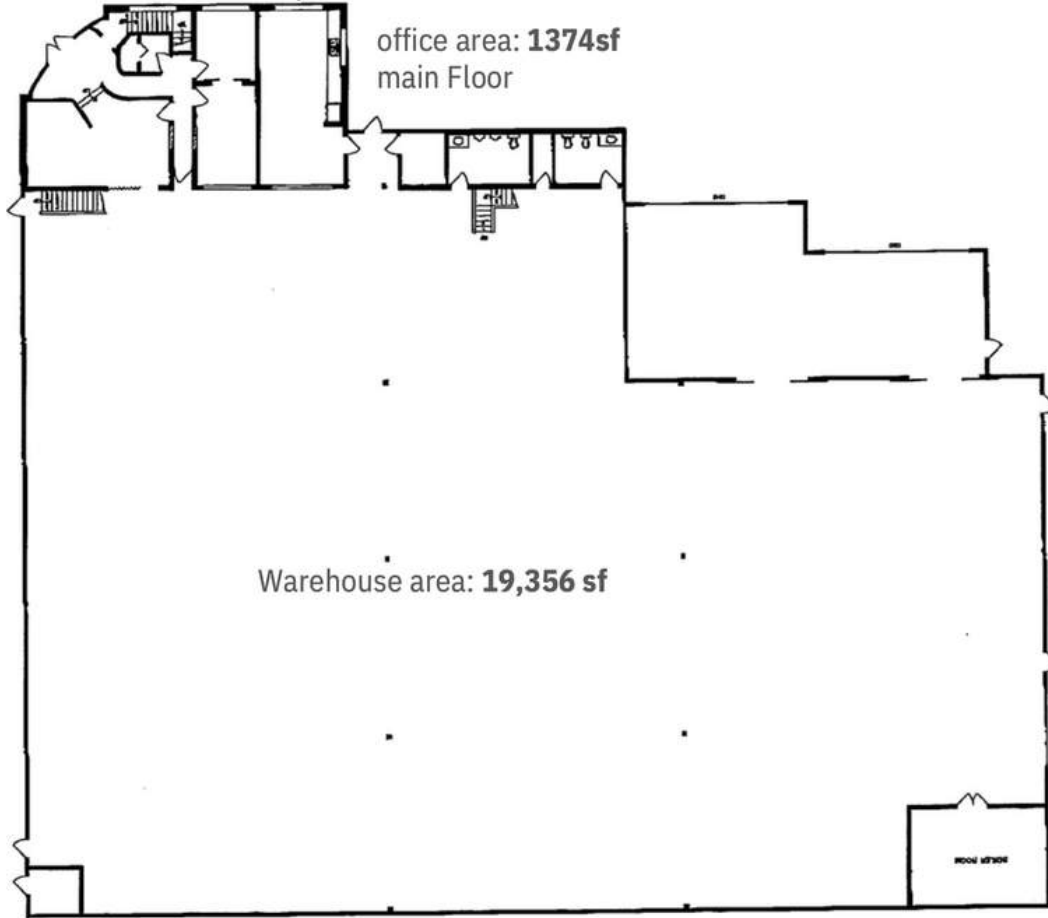
FLOORPLAN

office area: **1,399 sf**
upper Floor



office area: **318 sf**
upper Floor

office area: **1374sf**
main Floor



Warehouse area: **19,356 sf**

main Floor

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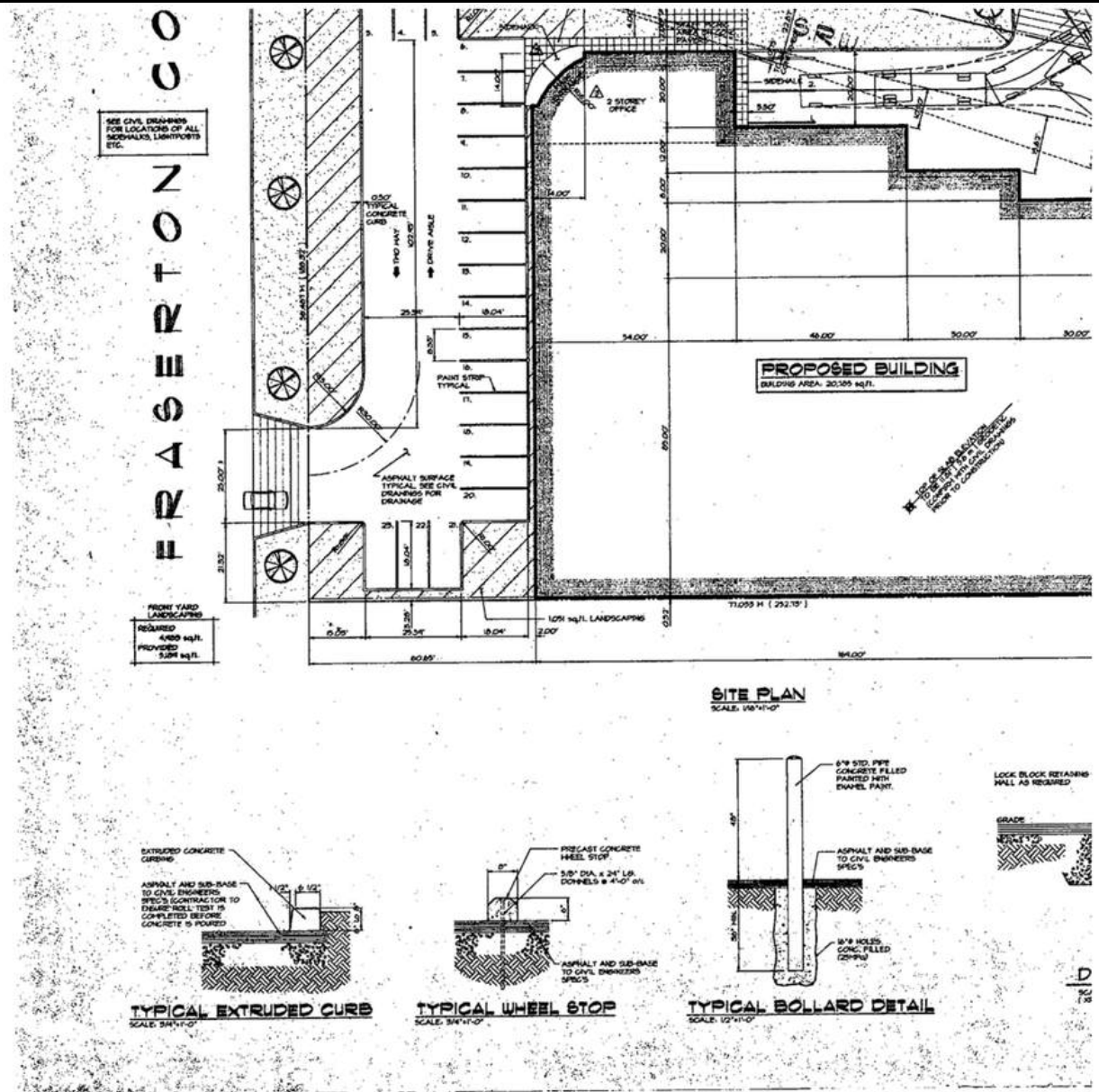
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BUILDING PLAN



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LOCATION



- 1** Riverway Sports Complex
- 2** Amazon Warehouse
- 3** Riverway Golf Course & Driving Range
- 4** Canadian Tire
- 5** Save-On-Foods
- 6** Marine Way Market

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