

FOR SUBLEASE  
**9,402 SF**



#140 - 7885 NORTH FRASER WAY  
**BURNABY**

# PROPERTY HIGHLIGHTS

An opportunity to sublease approximately 9,402 square feet of warehouse and offices on two levels, in the modern, well maintained and sought after Burnaby Business Park.

Total Area:	9,402 SF
Ground Floor SF:	6,687 SF
Ground Floor Warehouse/Office:	6 closed offices, 1 boardroom and 2 washrooms
Second Floor SF:	2,715 SF
Second Floor Office	5 closed offices, 1 boardroom, 1 print room, 1 washroom, and a kitchenette
Zoning:	M5 Light Industrial
Clear Height:	26' clear
Loading:	2 oversized grade doors
Parking:	Ample on-site parking
Floor Load Capacity	500 lbs PSF
Power:	200 amp, 347/600 volt, 3-phase
Lease Rate:	Contact Listing Agents
Additional Rent:	\$7.06 PSF
Sublease Term:	Expires November 30, 2026

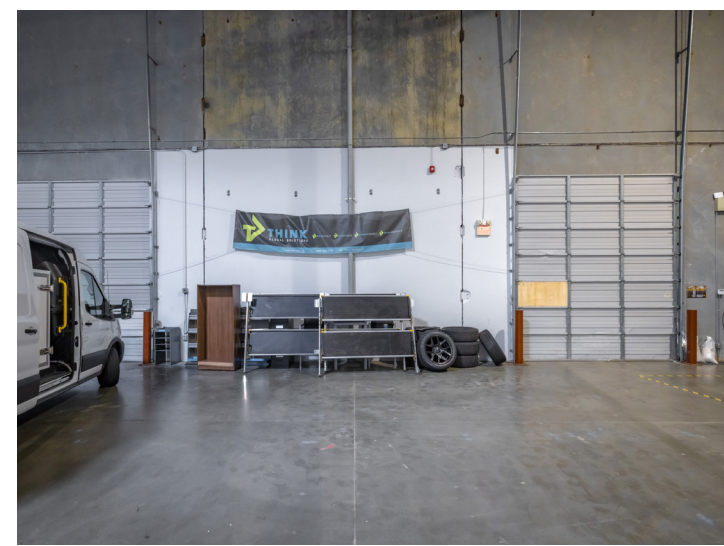


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# THE SITE

## 9,402 SF





# CONTACT LISTING AGENTS

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