

**AVISON
YOUNG**



For Lease

**3750 North Fraser Way
Burnaby, BC**



73,291 sf freestanding industrial facility with demising options on over three (3) acres in South Burnaby's desirable Big Bend Neighbourhood.

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com

Kyle S. Blyth*, Principal
604 647 5088
kyle.blyth@avisonyoung.com
**Kyle Blyth Personal Real Estate Corporation*



Location

The Property is located on the south side of North Fraser Way with excellent exposure and visibility. This prime location is in the heart of the industrial area of South Burnaby, British Columbia. The Property is ideally situated just minutes from Boundary Road and Marine Way, offering quick and convenient access throughout Metro Vancouver. This area is easily accessible by regular transit and is a short walk from the River District development and its abundance of amenities. Immediately to the south of the Property, tenants are able to enjoy the Fraser River Trail which runs along the shores of the Fraser River connecting to multiple parks with scenic views.

Property details

TOTAL BUILDING SIZE

Office	2,000 sf
Mezzanine office	8,045 sf
Warehouse	63,246 sf
Total	73,291 sf

SITE SIZE

3.15 acres

ZONING

M2 (General Industrial) allowing for the following uses: manufacturing, warehouse storage, laboratories, rehearsal and production studios, automobile sales and rental, machinery/equipment sales and repair, trade schools, etc.

ADDITIONAL RENT (2023 EST.)

Contact listing agents

ASKING LEASE RATE

Contact listing agents

AVAILABILITY

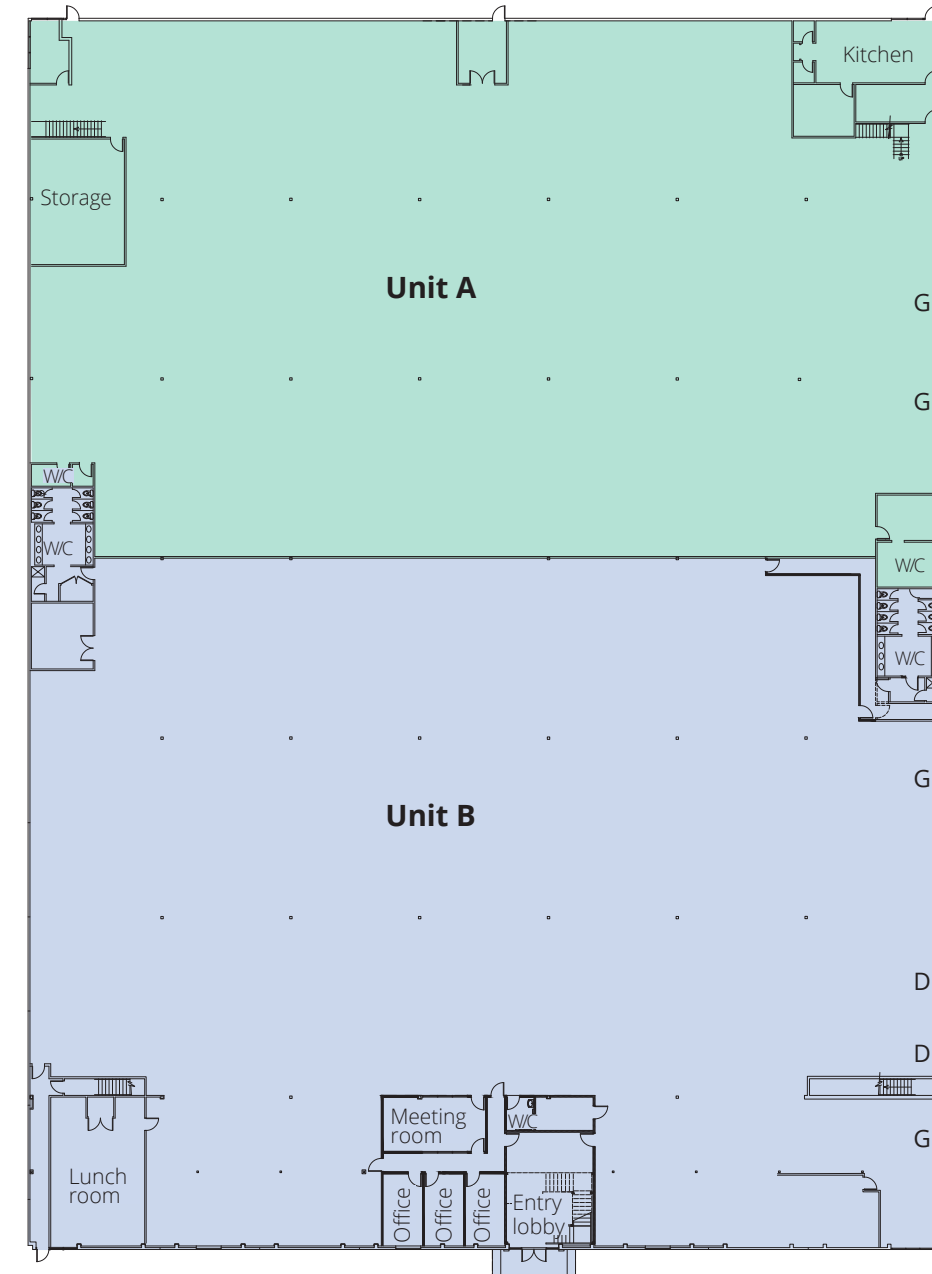
June 1, 2023

Building features

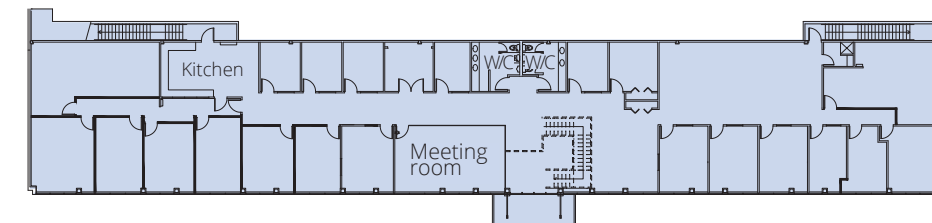
-  Two (2) dock & four (4) grade level loading doors
-  21' clear ceiling height
-  Fully sprinkled
-  Heavy 3-phase power (600 amp 347/600 volt)
-  Heavy floor load capacity (500 lbs/sf)
-  30' x 42' warehouse column spacing
-  104 on-site parking stalls
-  Forced air heaters in warehouse
-  HVAC in mezzanine office
-  Multiple kitchens, washrooms and showers
-  Parklike setting with river views
-  Over \$2M in building upgrades since 2019
-  Built and professional managed by Bastion Development

Floorplan

Ground floor



Mezzanine office



Available areas

Unit A	
Office	2,000 sf
Warehouse	26,512 sf
Total	28,512 sf

Unit B	
Mezzanine office	8,045 sf
Warehouse	36,734 sf
Total	44,779 sf

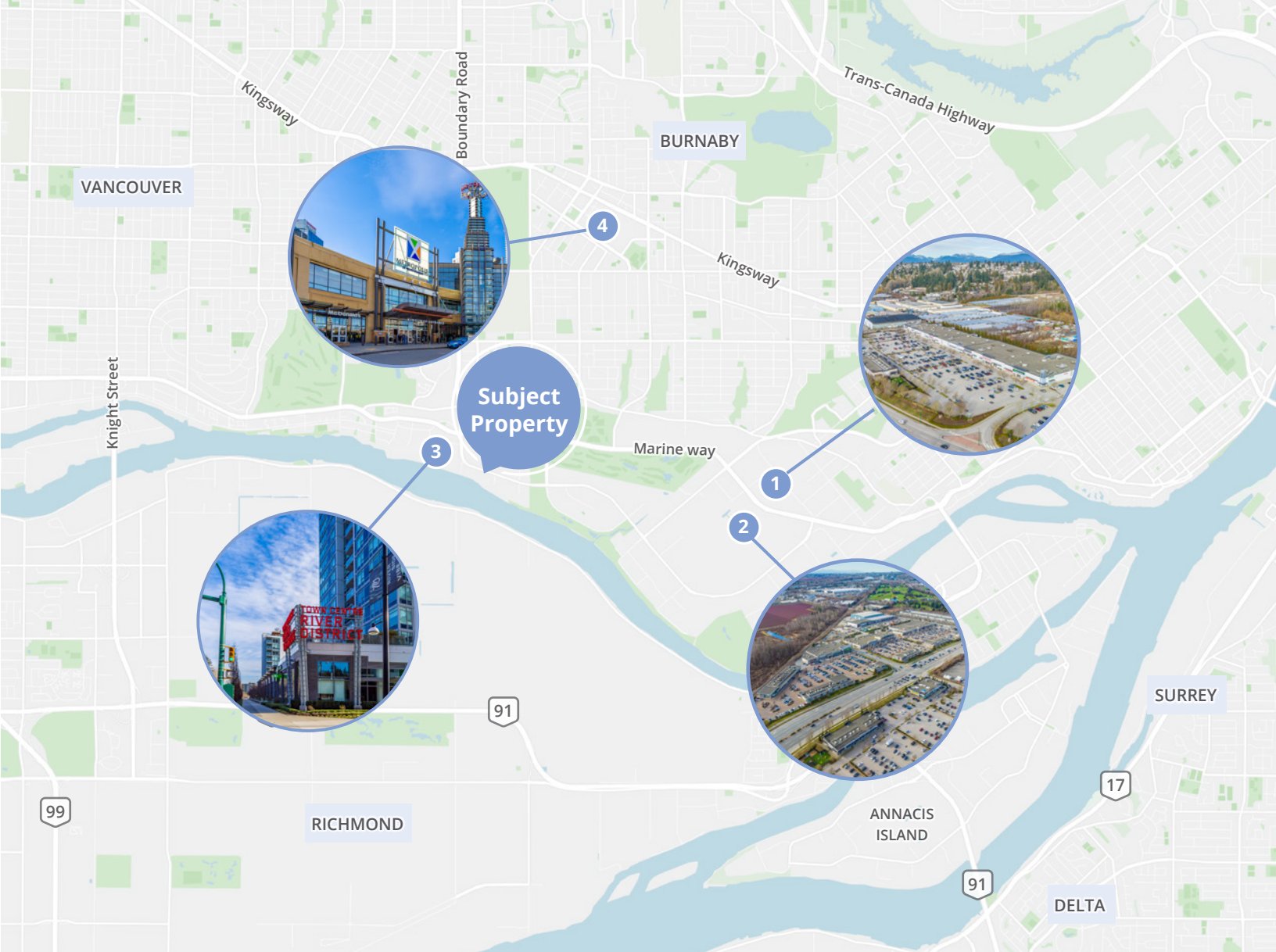
Total	
Office	10,045 sf
Warehouse	63,246 sf
Total	73,291 sf

G = Grade level loading
D = Dock level loading

freestanding industrial facility for lease

3750 North Fraser Way
Burnaby





Amenities

1. Big Bend Crossing
2. Marine Way Market
3. River District
4. Metropolis at Metrotown

Drive times

River District	03 minutes	Richmond	10 minutes
Marketing Crossing/ Big Bend Crossing	05 minutes	Highway 91	12 minutes
Knight Street Bridge	08 minutes	YVR	22 minutes
Metropolis at Metrotown	09 minutes	Downtown Vancouver	30 minutes

Contact for more information

Kevin Kassautzki, Principal
604 646 8393
kevin.kassautzki@avisonyoung.com

Kyle S. Blyth*, Principal
604 647 5088
kyle.blyth@avisonyoung.com
**Kyle Blyth Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member