

For Lease

3788 North Fraser Way

Burnaby, BC

36,427 SF Freestanding Industrial Building with Dock & Grade Loading



CONTACT

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CBRE

Property Features



3-phase, 400 amp 600 volt power



3 dock loading doors
1 grade loading door



25'5" ceiling height



Fully sprinklered



New LED lighting
throughout warehouse



Warehouse shipping and
first aid room



Main floor office features showroom,
reception area, boardroom & staffroom



2nd floor features 3 private offices,
an open plan area, HVAC & staffroom



24 parking stalls

Property Details

Building Area (approx.)

Main Floor Warehouse	30,430 SF
Main Floor Showroom/Office	2,998 SF
2nd Floor Office	2,999 SF
Total	36,427 SF

Additional Rent

\$4.59 per sq.ft. (2024)

Lease Rate

\$20.00 per sq. ft., triple net

Zoning M-2

Accommodates a variety of general industrial uses including manufacturing, processing and packaging, assembly, repair, showroom, wholesale, warehouse and laboratories.

Occupancy

April 2025*



*3798 North Fraser Way totalling 10,152 sq.ft. located directly east is also available for lease.

Industrial | For Lease

3788 North Fraser Way, Burnaby



Floor Plan

Building Area (approx.)

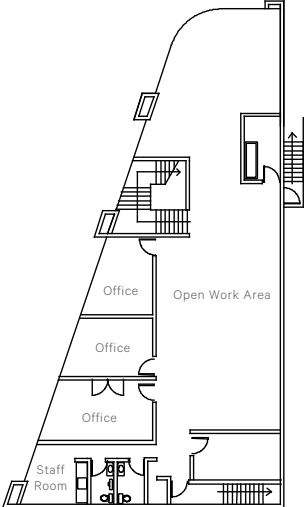
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D- Dock Loading

G- Grade Loading

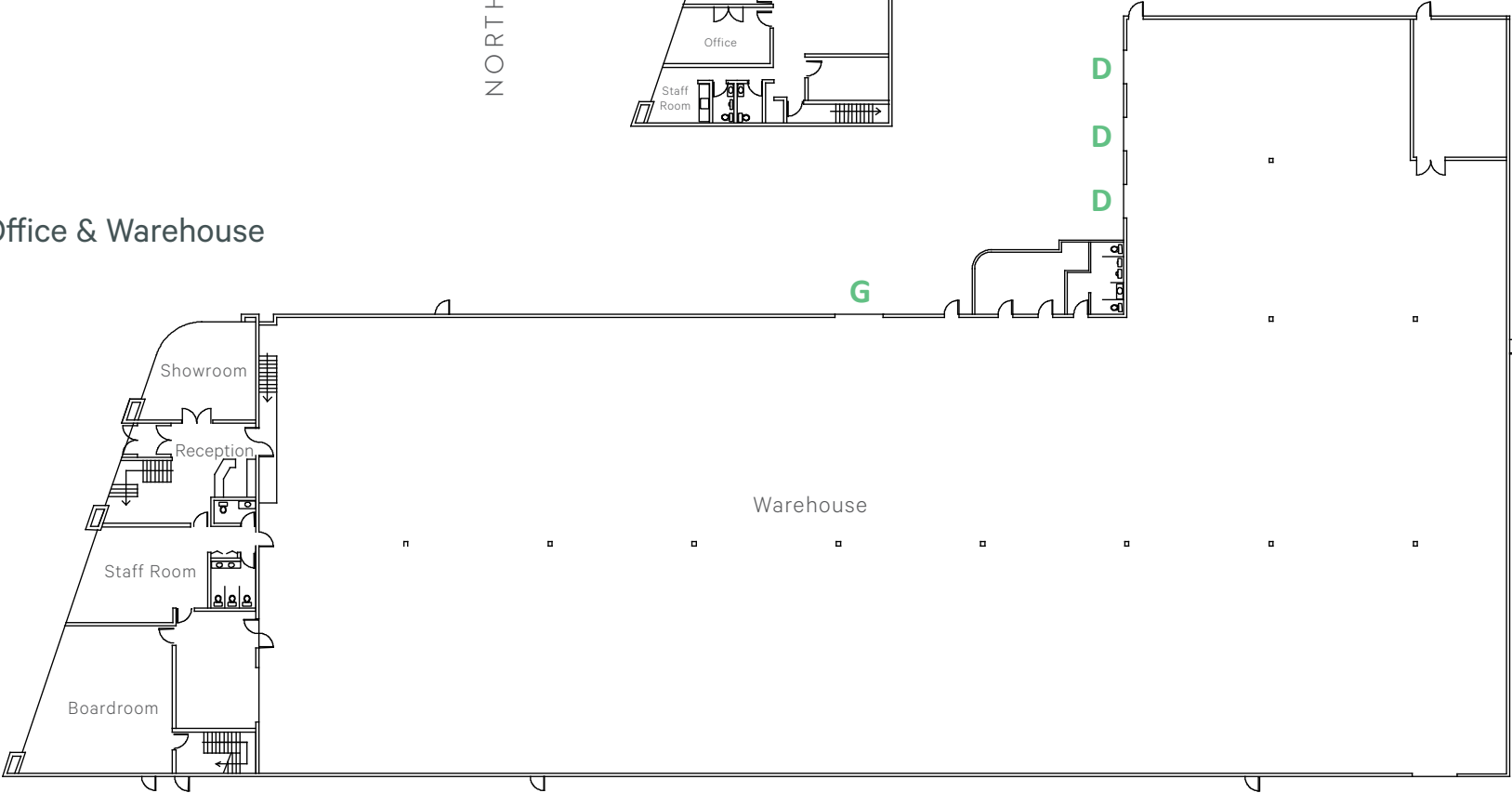
Second Floor

NORTH FRASER WAY



Main Floor Office & Warehouse

NORTH FRASER WAY



*Layouts may not be exactly as shown.

The Location

3788 North Fraser Way is located 1 block south of Marine Way, off Boundary Road, in the highly sought-after South Burnaby area. It benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. The area is home to a mix of businesses, including manufacturing, distribution, and service-oriented establishments. The Property is also minutes away from River District, Marine Way Market, and Big Bend Crossing, offering a multitude of amenities including restaurants, bars, retail stores and coffee shops.

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