



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
ROSEBERRY SQUARE
#1 – 3979 MARINE WAY
BURNABY, BC**

4,885 SF AVAILABLE
With Excellent Exposure to Marine Way



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FOR LEASE ROSEBERRY SQUARE #1 – 3979 MARINE WAY BURNABY, BC

LOCATION

Roseberry Square is located at the corner of Marine Way and Roseberry Avenue in the Marine Way industrial area of Burnaby. This central location is in close proximity to several amenities including restaurants, coffee shops, grocery stores, banks at both Marine Way Market and Big Bend Shopping Centre and rapid transit. The property also offers excellent exposure to Marine Way and quick road access to all points of Metro Vancouver.

FEATURES

- Marine Way Signage Opportunity
- 1 Grade Loading Doors
- 20' Clear Ceiling Heights
- Sprinklered
- Professionally Managed
- Ample Truck Maneuvering Room
- Fenced and Gated on Site Parking
- 600 Volt 3-Phase Electrical
- Air-Conditioned Offices
- Corner Unit

ZONING

M5 (Light Industrial)

AVAILABLE AREA

UNIT 1

Ground Floor Warehouse	±4,000 SF
Ground Floor Office	±885 SF
Total Area	±4,885 SF
(Additional ±885 SF open plan mezzanine area)	

ASKING LEASE RATE

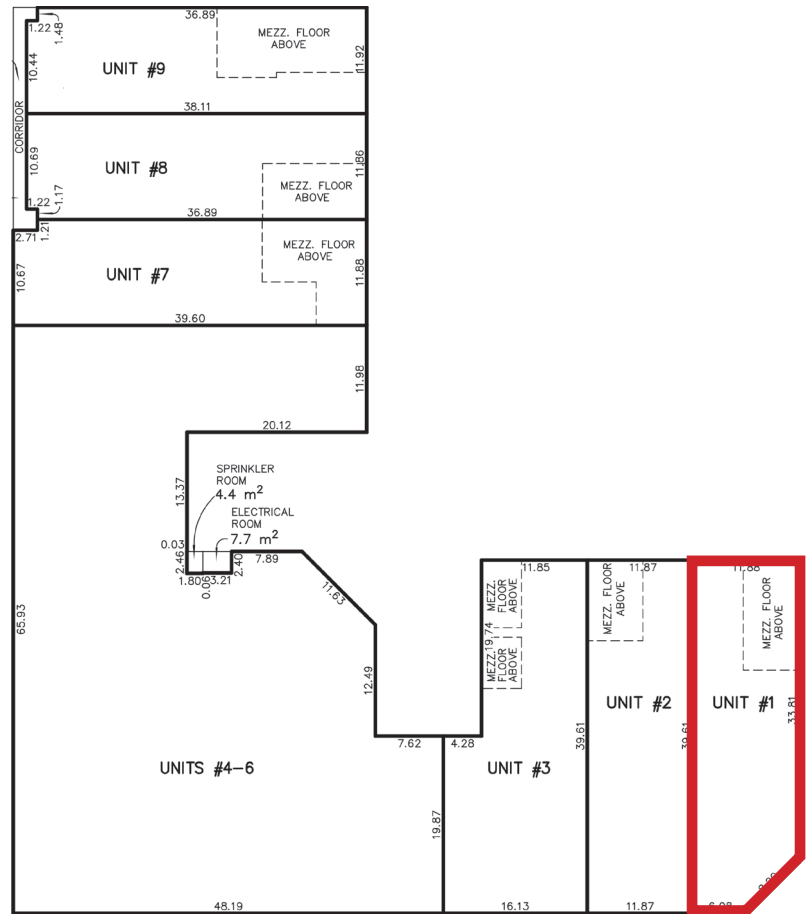
\$19.75 PSF

ADDITIONAL RENT (2025)

\$9.52 PSF

AVAILABILITY

August 1, 2025* Possibility for earlier access
– contact listing agents



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