

FOR LEASE

**5025 NORTH FRASER WAY**

BURNABY, BC



**CUSHMAN &  
WAKEFIELD**

**46,613 SF AVAILABLE**



**RARE OPPORTUNITY TO SECURE A NEW,  
HIGH QUALITY INDUSTRIAL FACILITY IN GLENLYON BUSINESS PARK**

# BUILDING PERMIT RECEIVED

## CONSTRUCTION UNDERWAY



### OPPORTUNITY

Cushman & Wakefield ULC is pleased to present a premier opportunity to lease a brand-new industrial facility in Burnaby's prestigious Glenlyon Business Park.

This upcoming development is situated on 2.55 acres (111,078 square feet) of industrial-zoned land and will offer approximately 46,613 square feet of purpose-built space. Located within a flexibly zoned CD (M2/M5) area, the development allows for a wide range of distribution, manufacturing and office uses.

As the final development site in Glenlyon Business Park, this property offers a rare opportunity to secure modern, high quality industrial space in one of Burnaby's most desirable and well-established business communities.

### SALIENT DETAILS

LEGAL ADDRESS	5025 North Fraser Way, BC
PID	013-227-139
ZONING	CD (M2, M5)
BUILDING SIZE	Building: 42,255 SF Office Main+Mezzanine: 4,358 SF <b>Total: 46,613 SF</b>
LOADING	7 dock with levelers, 1 grade
PARKING STALLS	53 stalls
EV CHARGING STALLS	Available (Level 2 or higher)
CEILING HEIGHT	32' in warehouse
POWER	600A, 600V, 3-phase
SPRINKLER SYSTEM	ESFR / NFPA #13 (2013) for light & ordinary hazard, Class I-IV commodities on racking (no solid shelves) with min. 4' aisles.
BASE RENT	Contact leasing agents
AVAILABILITY	Q3 2026

### PROPERTY HIGHLIGHTS



Final Opportunity  
in Glenlyon  
Business Park



Now Under  
Construction,  
Improvements Can  
Be Built to Suit



Modern Design by  
renowned firm  
Christopher Bozyk  
Architects



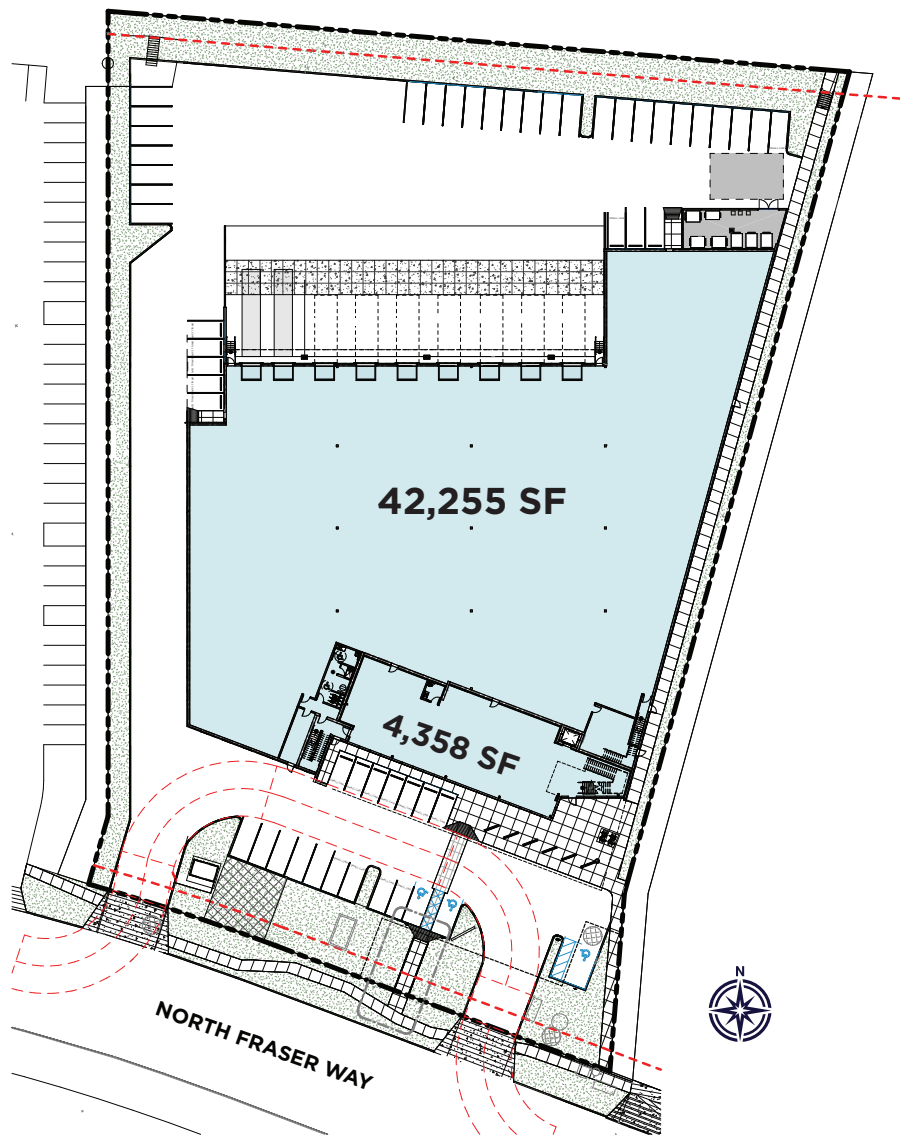
EV Parking  
Solutions



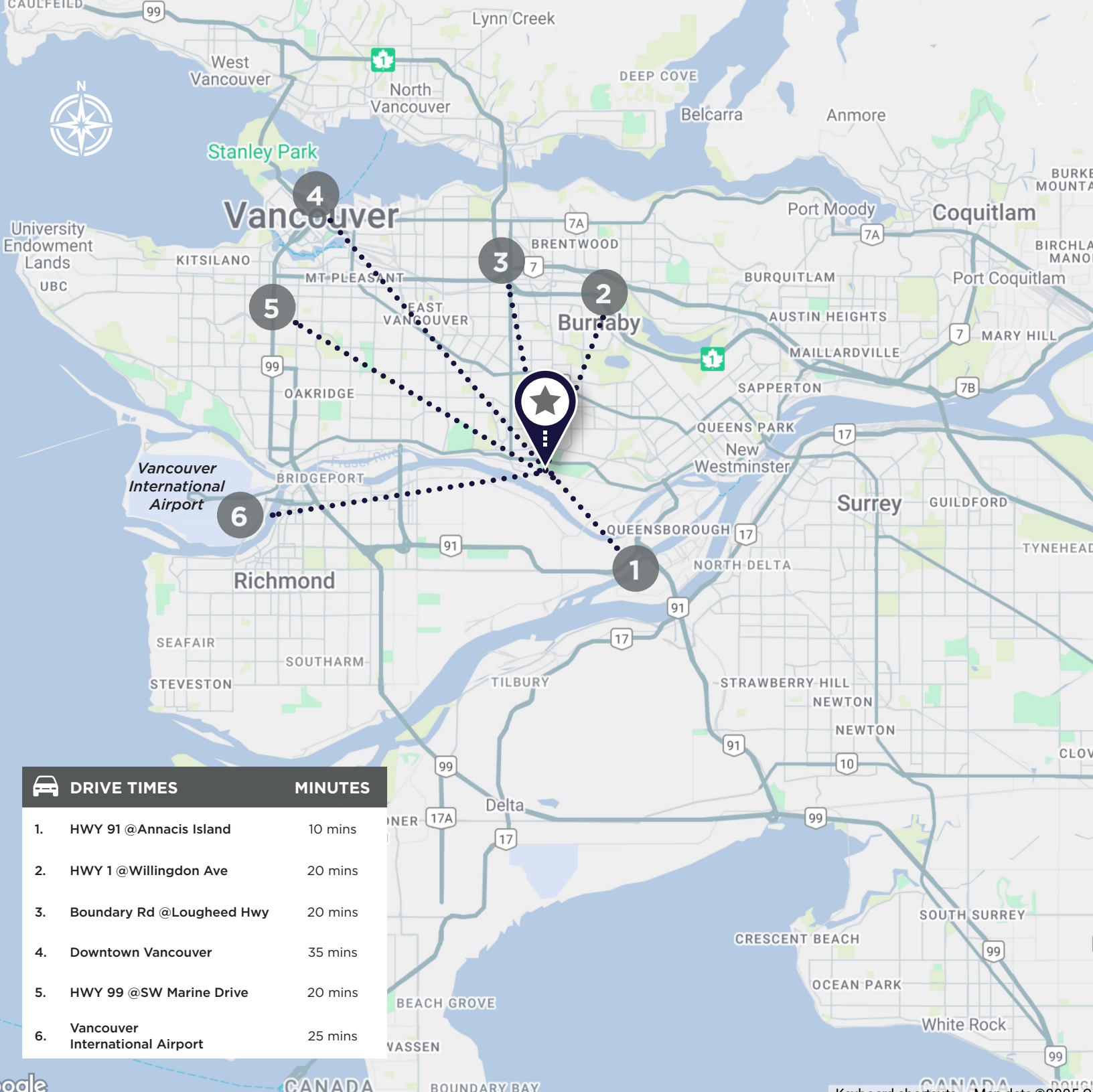
## GLENLYON BUSINESS PARK

Located in South Burnaby's Big Bend area, Glenlyon Business Park ("Glenlyon") represents one of the best industrial and office business parks within close proximity to the downtown core, educated and skilled labour pools, and major transportation routes.

Glenlyon offers ample off-site amenities, including Riverway Sports Complex and one of the finest golf courses in Burnaby - Riverway Golf Course, perfect venues for various work events or team-building workshops. Strategically located within minutes of Marine Way Market and Big Bend Crossing, this location is steps away from two urban shopping centres offering convenient access to service, retail and major restaurants. Throughout this park, there is an extensive trail system, picnic areas along the Fraser River shoreline, off-leash dog park, and playground providing an ideal location for work-life balance. This picturesque locale is Burnaby's best and most scenic point of entry to the historic Fraser River, which flows a majestic 1,400 km from its source high in the Rocky Mountains out to the Pacific Ocean.







#### DRIVE TIMES

#### MINUTES

- |    |                                 |         |
|----|---------------------------------|---------|
| 1. | HWY 91 @Annacis Island          | 10 mins |
| 2. | HWY 1 @Willingdon Ave           | 20 mins |
| 3. | Boundary Rd @Lougheed Hwy       | 20 mins |
| 4. | Downtown Vancouver              | 35 mins |
| 5. | HWY 99 @SW Marine Drive         | 20 mins |
| 6. | Vancouver International Airport | 25 mins |

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