

# 3871 NORTH FRASER WAY

UNIT 14 | BURNABY, BC



**\$14.50 PSF YEAR 1 INTRODUCTORY RATE**  
**VACANT POSSESSION AVAILABLE**

# PROPERTY HIGHLIGHTS

## DESCRIPTION

Located in Burnaby's Big Bend industrial district, this flex industrial unit offers excellent access to Marine Way, Boundary Road, and major highways, ensuring efficient regional connectivity. The property is surrounded by a strong mix of industrial and commercial businesses within Marine Way Business Park and is minutes from Market Crossing Shopping Centre, providing retail, dining, and service amenities. With flexible M-3 zoning and proximity to Vancouver, YVR, and the U.S. border, this location is ideal for manufacturing, warehousing, and office operations in one of Metro Vancouver's most strategic industrial nodes.

## HIGHLIGHTS

- One (1) grade loading door
- 100 amp, 600 volt and 3-phase power
- Offices and existing lab space built out
- Commercial elevator
- Kitchenette and two (2) washrooms
- A/C throughout the unit
- Two (2) separate entrances
- Three (3) designated stalls as well as additional guest parking

## UNIT 14 SIZE

Warehouse	2,419 SF
Flex space	2,362 SF
<b>TOTAL</b>	<b>4,781 SF</b>

## ZONING

M3

## AVAILABILITY

Immediate

## BASIC RENT

\$14.50 PSF

\*Introductory rate for Year 1

## ADDITIONAL RENT

\$6.39 PSF



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