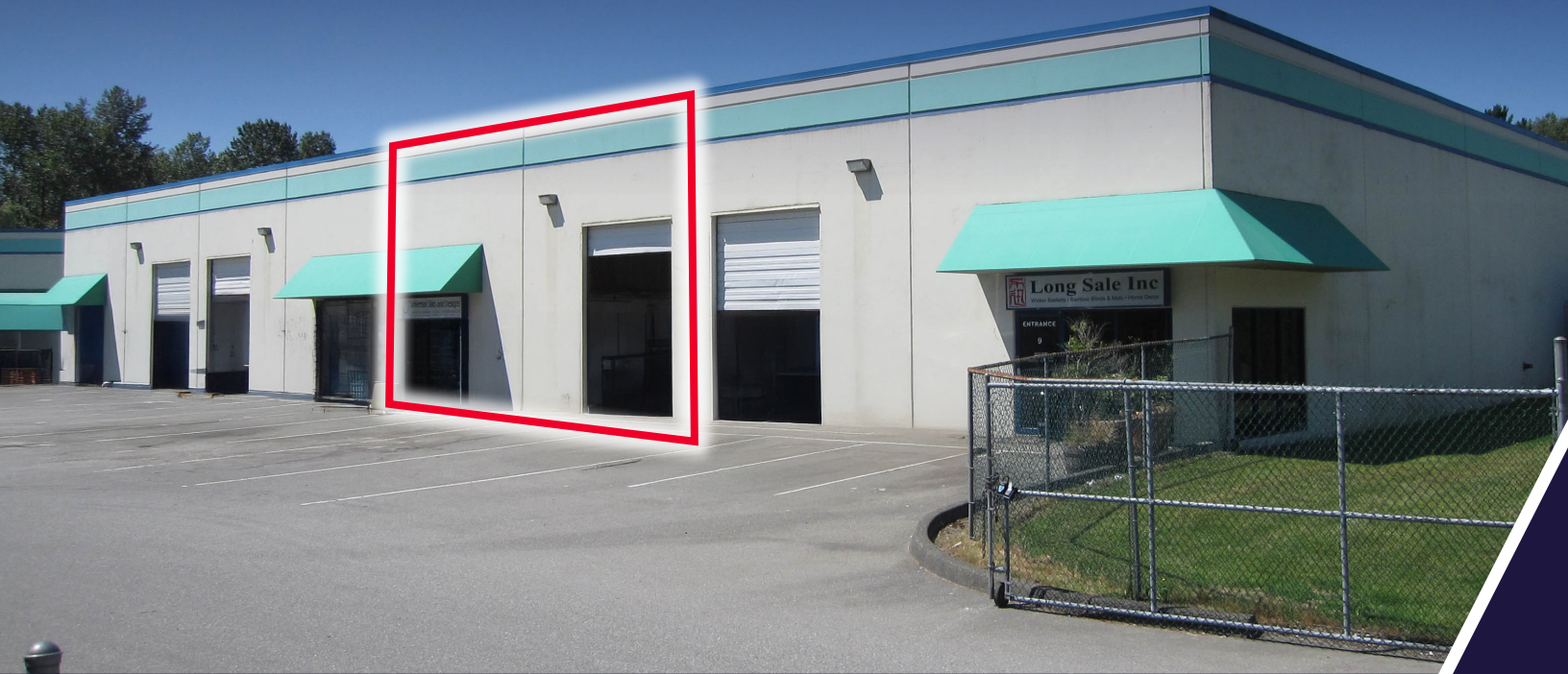


FOR LEASE

FROM 4,999 SF TO 11,033 SF

WITH EXCELLENT EXPOSURE TO MARINE WAY



UNIT #2, #3, AND #8

3979 MARINE WAY

ROSEBERRY SQUARE

BURNABY, BC



**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS

LOCATION

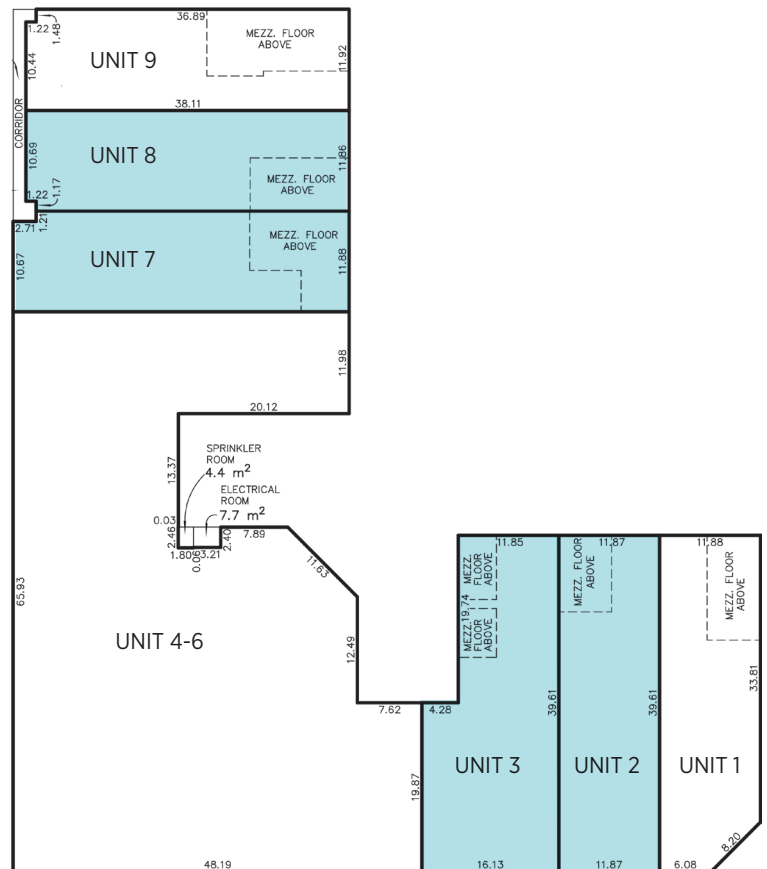
Roseberry Square is strategically located at the intersection of Marine Way and Roseberry Avenue, in the heart of South Burnaby's thriving Marine Way industrial corridor. This prime location offers seamless access to major transportation routes across Metro Vancouver and is well-served by public transit, including direct bus connections to Edmonds and Metrotown SkyTrain stations. Tenants benefit from proximity to a wide range of amenities at Marine Way Market and Big Bend Shopping Centre, including restaurants, cafés, grocery stores, and banks. The property provides excellent visibility along Marine Way, ample on-site parking, and is professionally managed, making it an ideal choice for businesses seeking convenience, exposure, and connectivity.

BUILDING FEATURES

- 1 dock loading door (Unit 3)
- 1 grade level loading door per unit
- 20' clear ceiling heights
- Sprinklered
- Professionally managed
- Ample truck maneuvering room
- Fenced and gated on-site parking
- 125A 120/240V 3-phase electrical

ZONING

M5 (Light Industrial)



AVAILABLE UNIT	Size	Available
Unit 2*	5,060 SF	January 1, 2027 with 60 days notice
Unit 3*	5,968 SF	January 1, 2027 with 60 days notice

* Unit 2 & 3 available separately or combined to 11,028 SF

AVAILABLE UNIT	Size	Available
Unit 7	5,183 SF	June 1, 2027
Unit 8 Under Contract	4,999 SF	Immediately

ASKING LEASE RATE

Please contact listing agents

TAXES & OPERATING COSTS

\$8.37 PSF (estimated 2026) *plus 5% management fee based on gross rent

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