

FOR SALE

8328 RIVERBEND COURT



Meadow Avenue

Riverbend Court

62,035 SF Freestanding Industrial Building in Big Bend

OPPORTUNITY

& property details

Cushman & Wakefield is pleased to present the opportunity to acquire a 62,035 square-foot freestanding industrial building on 2.67 acres in Burnaby's highly sought-after Big Bend industrial area. Constructed in 2008 with concrete tilt-up construction, the facility offers 26-foot clear ceiling heights, dock and grade-level loading, and improved office space.

Centrally located in one of Metro Vancouver's most desirable submarkets, the property offers excellent connectivity to major transportation routes and a wide range of nearby amenities. The property presents a compelling opportunity, reflecting a stable and well-established profile with the potential for long-term appreciation, consistent operating conditions, and a predictable cost environment.

Address	8328 Riverbend Court, Burnaby
Building Area	Office: 12,878 SF Warehouse: 49,157 SF Total: 62,035 SF
Site Size	2.67 acres
PID	027-115-071
Legal Description	LOT 1 DISTRICT LOT 155 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP31025
Zoning	CD (based on M2 & M5 guidelines) Allows for a wide range of industrial uses including light manufacturing, warehousing & distribution and service commercial uses.
Property Taxes (2026)	\$221,706
Available Reports	Building Condition Environmental Roof Report Building Plans
Asking Price	\$33,500,000 (\$540 PSF)
Availability	Contact Listing Agents



INVESTMENT HIGHLIGHTS

& property views



Prime location providing exceptional connectivity to major highways and surrounding amenities



Flexible CD (Comprehensive Development) zoning accommodating a broad range of light industrial uses



A modern facility, built in 2008, that is well maintained and kept to a high standard



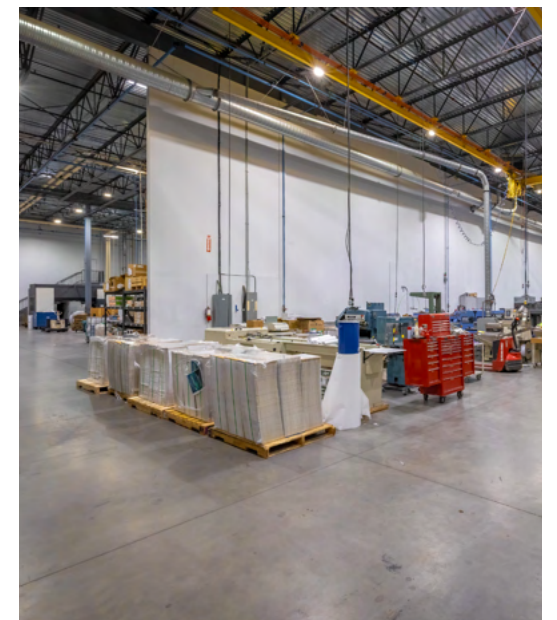
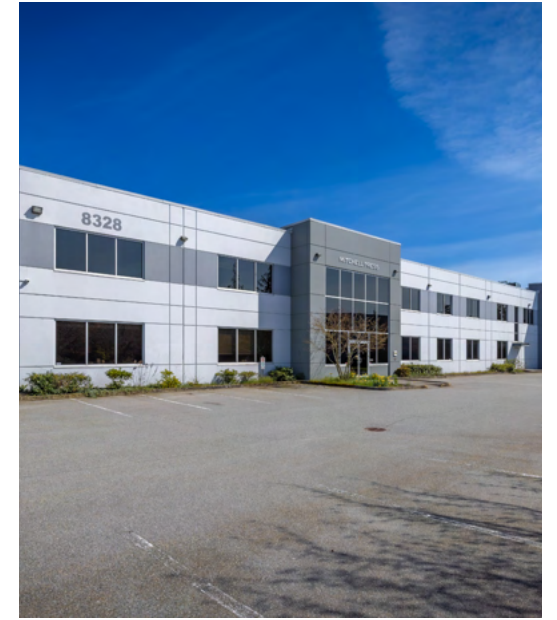
High-capacity electrical service providing a total of 2,405 amps



Provides a unique offering to acquire an upgraded, freestanding asset with strong positioning and appeal



Well-appointed office space across the ground and second floors, featuring an efficient, well-designed layout



BUILDING FEATURES

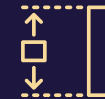
Improved office space, with a large reception area, private offices, meeting rooms, open concept office area, lunchroom and men's and women's washrooms



Constructed in 2008



Tilt-up concrete construction



26' clear heights



HVAC in office space



Ample parking on site



Gas fired unit heaters in warehouse



Six (6) dock-loading doors and One (1) grade-loading door



2,405A, 480V, 3-phase electrical service



Fully sprinklered



EDMONDS

SAPPERTON

NEW WESTMINSTER

HWY 91A

MARINE WAY

LOCATION

Located in South Burnaby's Big Bend industrial area, the property is ideally situated in proximity to major thoroughfares, an abundance of amenities, and key labor pools. Its central Burnaby location provides exceptional access to all municipalities across the Lower Mainland with quick access to Highway 91, which seamlessly connects to Highways 17 and 99.

Due to its wide population base and high-quality industrial space, Big Bend is home to a dynamic mix of industrial businesses and an abundance of first-class amenities from two major retail centres. The location also benefits from its proximity to skilled and growing labor pools in Metro Vancouver.

Drive Times

Highway 91: 5 minutes

Highway 17: 10 minutes

Deltaport: 35 minutes

US Border: 30 minutes

YVR airport: 25 minutes

Meadow Avenue

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AMENITIES

Services

1. JJ Bean Coffee Roasters
2. Big Bend Crossing
3. Dollarama
4. Michaels
5. Sungiven Foods (Burnaby Big Bend Store)
6. Staples
7. Marine Way Market
8. Cactus Club Cafe
9. Canadian Tire
10. Mark's
11. McDonald's
12. London Drugs
13. Starbucks Coffee Company
14. Save-On-Foods
15. Riverway Golf Course & Driving Range

Transit

1. 22nd Street Station
2. EB North Fraser Way @ Wiggins St
3. Edmonds Station

Industrial Tenants / Facilities

1. BURNCO Rock Products Ltd. Ready Mix
2. Ever-Cold Storage
3. Westkey Xibita
4. Sunco Foods
5. DVY2 - Amazon Delivery Station
6. Cellcentric Fuel Cell Canada
7. K-Bro Linen Systems
8. Olympia Transportation
9. Snow Cap
10. Purity Life Health Products - Grocery Division
11. Refrigerative Supply
12. Source Office Furniture
13. Avalon Dairy (Head Office)
14. Coast Appliances DC - Burnaby
15. Olympia Tile



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