

**FOR LEASE | INDUSTRIAL**  
**UNIT 28 - 3871 NORTH FRASER WAY**  
**BURNABY, BC**



- **3,627 SF Warehouse/Office Space with Grade Loading**
- **Marine Way Business Park**

**Location**

Strategically located near Marine Way and Boundary Road in the Marine Way Business Park of South Burnaby, a premier business park neighbourhood with seamless connection to all areas of Greater Vancouver. The location of Marine Way Business Park features an established and strategic business presence, with the nearby Market Crossing Shopping Centre providing an abundance of service, retail and restaurant amenities.

**Rajan Hundal**

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## Features

- ▶ Concrete tilt-up construction
- ▶ Front entrance/rear loading configuration
- ▶ 3 phase power
- ▶ Forced air heating
- ▶ Sprinklered
- ▶ Grade loading (10' X 12')
- ▶ 22' ceilings
- ▶ Two (2) piece handicap washroom
- ▶ Ample natural lighting

## Zoning

M-3 (Heavy Industrial). Flexible zoning allows for a wide variety of production, manufacturing, warehousing and wholesale with ancillary office uses.

## Available Space

Ground floor	2,788 SF
Second floor	839 SF
Total	3,627 SF

## Asking Basic Rent

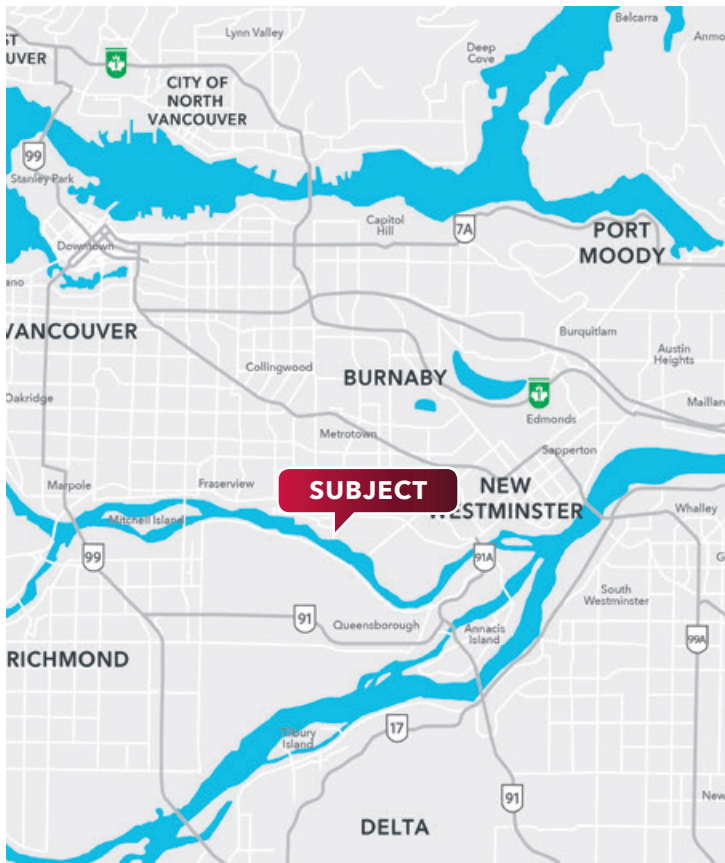
\$20.00 PSF per annum

## Additional Rent (2025 Estimate)

\$8.00 PSF per annum

## Availability

Immediate



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