

**For Lease**

8820 & 8830

# **NORTHBROOK COURT**

Burnaby, BC

**Asking \$19.50 PSF**

**Available Immediately**

**Up to 117,041 SF of Industrial Space on 5.1 Acres in South Burnaby**



**CBRE**

## PROPERTY DETAILS

**Total Available Area**

Up to 117,041 SF (over 2 buildings)

**Combined Site Area**

5.1 acres (222,156 SF)

**Availability**

Immediate

**Asking Lease Rate**

\$19.50 PSF

**Additional Rent**

**8820 NORTHBROOK COURT**

\$6.28 PSF (2026 est.

including management fee)

**8830 NORTHBROOK COURT**

\$6.45 PSF (2026 est.

including management fee)

**Zoning**

M1 - Manufacturing District

**Combined Site Coverage**

±50% Site Coverage









## THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to lease 8820 and 8830 Northbrook Court in Burnaby, B.C, located in the Big Bend industrial area. This two-building, industrial property offers up to 117,041 sq. ft. of net rentable area sitting on 5.1 acres over 2 separate parcels. The buildings features dock and grade loading, up to 27' clear heights, heavy power, 270' truck maneuvering, and ample parking.

Businesses have the rare opportunity to lease one or both freestanding industrial buildings in one of Metro Vancouver's most desirable and well-established industrial nodes.

The Property is strategically located close proximity to key vehicular corridors, including Marine Way and Boundary Road, providing exceptional access throughout Metro Vancouver and the rest of Western Canada for convenient transportation logistics.

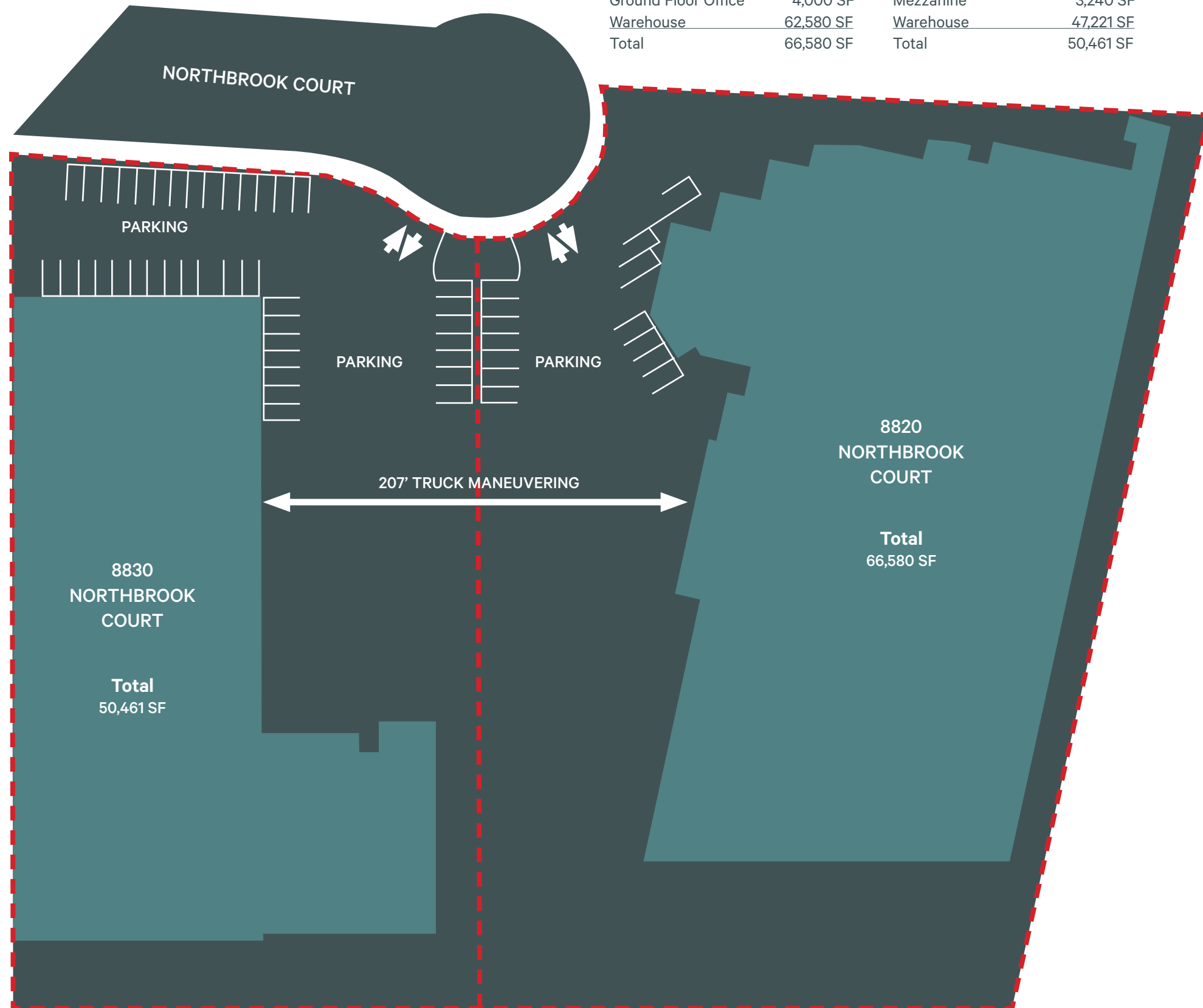


	8820 NORTHBROOK COURT, BURNABY, BC	8830 NORTHBROOK COURT, BURNABY, BC
 <b>Building Area</b>	66,580 SF	50,461 SF
 <b>Loading Doors</b>	8 Dock Level 1 Grade Level	6 Dock Level 1 Grade Level
 <b>Clear Height</b>	24'	27'
 <b>Parking</b>	30 Stalls	40 Stalls
 <b>Power</b>	800A-480/277V 3-Phase Power	600/347V 3-Phase Power
 <b>Year Built</b>	1990	1989

# SITE PLAN



8820 NORTHBROOK COURT		8830 NORTHBROOK COURT	
Ground Floor Office	4,000 SF	Mezzanine	3,240 SF
Warehouse	62,580 SF	Warehouse	47,221 SF
<b>Total</b>	<b>66,580 SF</b>	<b>Total</b>	<b>50,461 SF</b>



## LOCATION OVERVIEW

### IDEAL LOCATION WITHIN DESIRABLE INDUSTRIAL SUBMARKET IN SOUTH BURNABY

Nestled within South Burnaby along Northbrook Court, the property is situated within the well-established industrial submarket of Big Bend near the high-exposure intersection of Marine Way and Glenlyon. The area is surrounded by several industrial and business parks including Marine Way Business Centre, Glenlyon Business Park, Glenwood Industrial Estate, New Haven Business Park, and Riverbend Business Park.

The Property offers convenient access to several main arterial roads and highways, including Highway 91, Trans-Canada Highway, the South Fraser Perimeter Road, providing excellent connectivity across the Lower Mainland for employees and transportation vehicles.

Bus access is located immediately outside the Property along North Fraser Way, connecting the Property to Metrotown Station (Expo Line SkyTrain) in less than 20 minutes.

#### AMENITIES IN THE AREA

- A&W
- Best Buy
- Cactus Club Cafe
- Canadian Tire
- Dollarama
- JJ Bean Coffee Roasters
- Mark's
- Michael's
- Olivo Cafe
- LOCAL Public Eatery
- Romer's Burger Bar
- Save-On-Foods
- Shoppers Drug Mart
- Staples
- Starbucks
- Tim Hortons
- T&T Supermarket
- Walmart Supercentre
- White Spot
- Winners



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## Contact Us

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**CBRE**

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