

Oxford Riverbend Business Park

Building 6 – For Lease

OXFORD

8261 Fraser Reach Court, Burnaby, British Columbia

78,404 SF – Available October 1, 2026



Property Overview

Space highlights

October 1, 2026

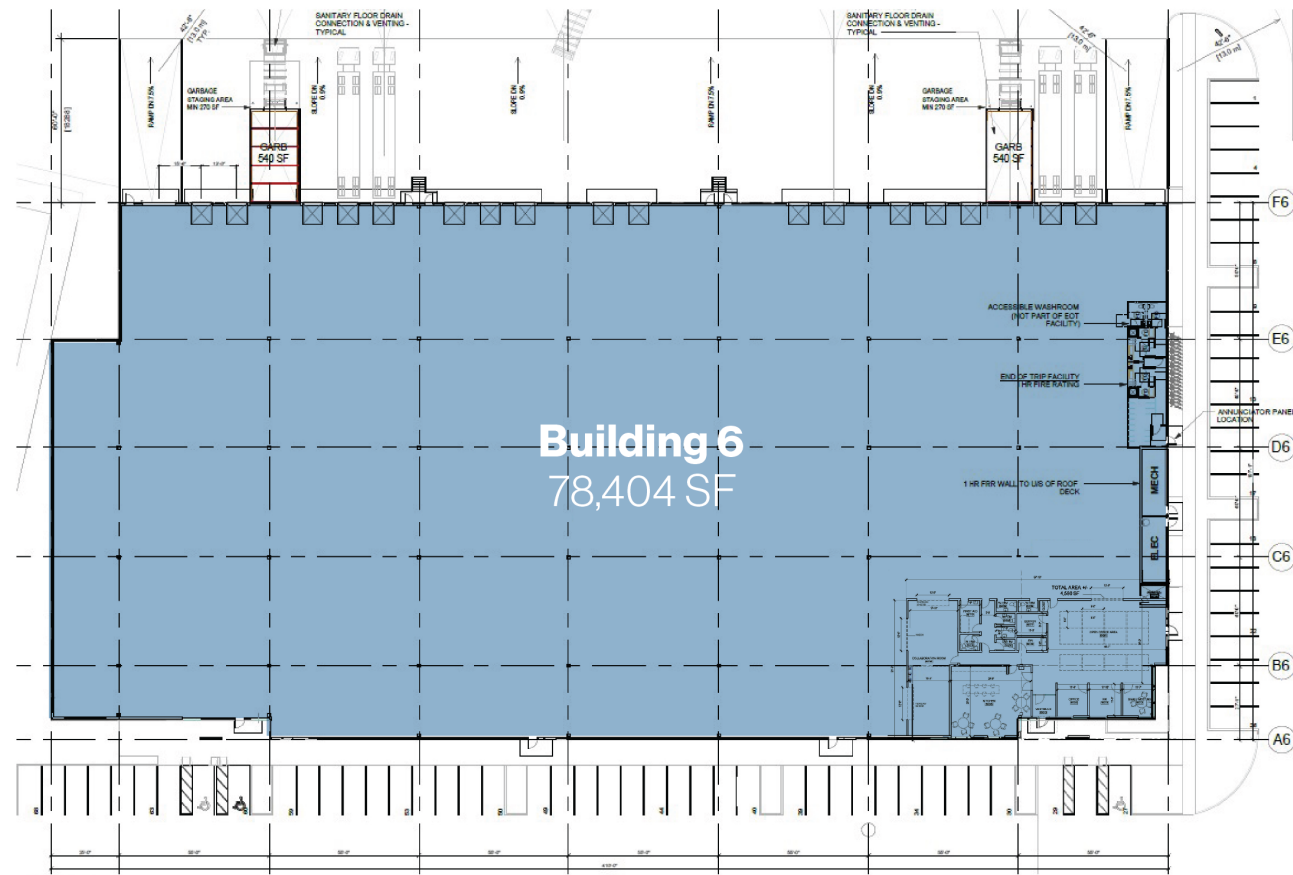
Availability

78,404 SF

Total Space Available

4,580 SF

Office Space



The property

Completed in 2020, Building 6 offers 78,404 SF of next generation logistics space. It's ideal for businesses seeking smart building efficiencies combined with the best industrial location in Greater Vancouver. Enjoy multiple access points and a highly flexible configuration, ideal and adaptable for today's distribution needs.

Building specifications

CD with M2 & M5 Zoning

Building Depth – 197'

ESFR Sprinklers, including back-up pump

Total Building Size – 78,404 SF

Columns – 55' x 40'

Power – 1600A, 347/600V, 3 phase

Office Space – 4,580 SF

Clear Height – 32'

Car Parking Stalls – 112

Shared Truck Court – 183'

17 DK (9 x 10'), 2 DI (12' X 14'), 2 knockouts

Additional Rent – \$5.99 PSF (exclusive of Mgmt Fee)

Total Available Space – 78,404 SF

LED to 35 FTC Lighting

Net Rent – Market

Our Industrial Story

Our global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better - finding ways to meaningfully adapt and future-proof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.



About Oxford Properties

We are a leading global real estate investor, developer and manager. We build, buy and manage defined real estate and platform companies with world-class management teams. Our purpose is to create economic and social value through real estate – safeguarding the future and creating a world of opportunities for our customers, communities, partners and people.

Connect
with us

Drew Gilbertson,
Director, Asset Management - Industrial
604.893.3203
DGilbertson@oxfordproperties.com

[oxfordproperties.com](https://www.oxfordproperties.com)

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