



Colliers

**FOR LEASE**

**8,029 SF INDUSTRIAL CORNER UNIT**

8055 NORTH FRASER WAY, BURNABY | BC

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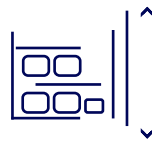
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# THE OPPORTUNITY

8055 North Fraser Way is a Class A industrial unit situated in the Big Bend sub-market of Burnaby. The unit provides a rare opportunity to secure a mid-bay space with dock and grade loading and direct exposure to North Fraser Way. Excellent proximity to all municipalities across the Lower Mainland and quick access to Highway 91, Trans-Canada Highway, South Fraser Perimeter Road, and the Vancouver International Airport (YVR) are just some of the reasons why this sub-market has become one of the most desired areas of Metro Vancouver and is home to a number of quality local and multi-national industrial businesses.

## UNIT FEATURES



### OFFICE SPACE

Private office space with HVAC



### LIGHTING

Excellent glazing and natural light, skylights in the warehouse area



### SPRINKLERED

Fully sprinklered



### AMENITIES

Large meeting room and kitchen area



### PARKING

7 designated parking stalls



### LOADING

One (1) dock level door  
One (1) grade level door

# PROPERTY DETAILS

<b>Unit Size</b>	Main floor office / Warehouse	6,019 SF
	Mezzanine office	2,010 SF
	<b>Total</b>	<b>8,029 SF</b>
<b>Zoning</b>	CD (based on M2 & M5 guidelines)	
<b>Ceiling Height</b>	28' clear ceiling height	
<b>Loading</b>	One (1) dock level door	
	One (1) grade level door	
<b>Power</b>	200 Amp / 600 Volt 3 phase electrical	
<b>Available</b>	July 1, 2026	
<b>Asking Lease Rate</b>	\$22.00 per SF (net)	
<b>Additional Rent</b> (2026 estimate)	\$8.55 per SF	





## FOR LEASE | 8055 North Fraser Way, Burnaby | BC



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