

# FOR SUBLEASE

## FREESTANDING ASSEMBLY / PRODUCTION FACILITY

3905 NORTH FRASER WAY, BURNABY, BC



### CONTACT

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### PROPERTY DETAILS

<b>RENTABLE AREA:</b>	Second Floor Office:	6,500 sq. ft.
	Ground Floor Office:	6,500 sq. ft.
	Warehouse:	28,904 sq. ft.
	Total	41,904 sq. ft.
	(All areas approximate)	
<b>ASKING RATE:</b>	Contact listing agents	
<b>OP. COSTS &amp; TAXES:</b>	\$3.59 per sq. ft. (2020 est.) excluding janitorial and hydro	
<b>AVAILABLE:</b>	September 1, 2020	
<b>EXPIRY:</b>	December 30, 2024	
<b>ZONING:</b>	CD - M5	
<b>CEILING HEIGHT:</b>	11'	
<b>PARKING:</b>	57 stalls on site at no charge	

### SPACE FEATURES

<b>WAREHOUSE:</b>	Air conditioned throughout 3 dock loading doors 2 grade loading doors
<b>OFFICE:</b>	Mix of private office and open plan space Lunchroom 5 meeting rooms
<b>BUILDING:</b>	600 amp power supply Electronics assembly facility

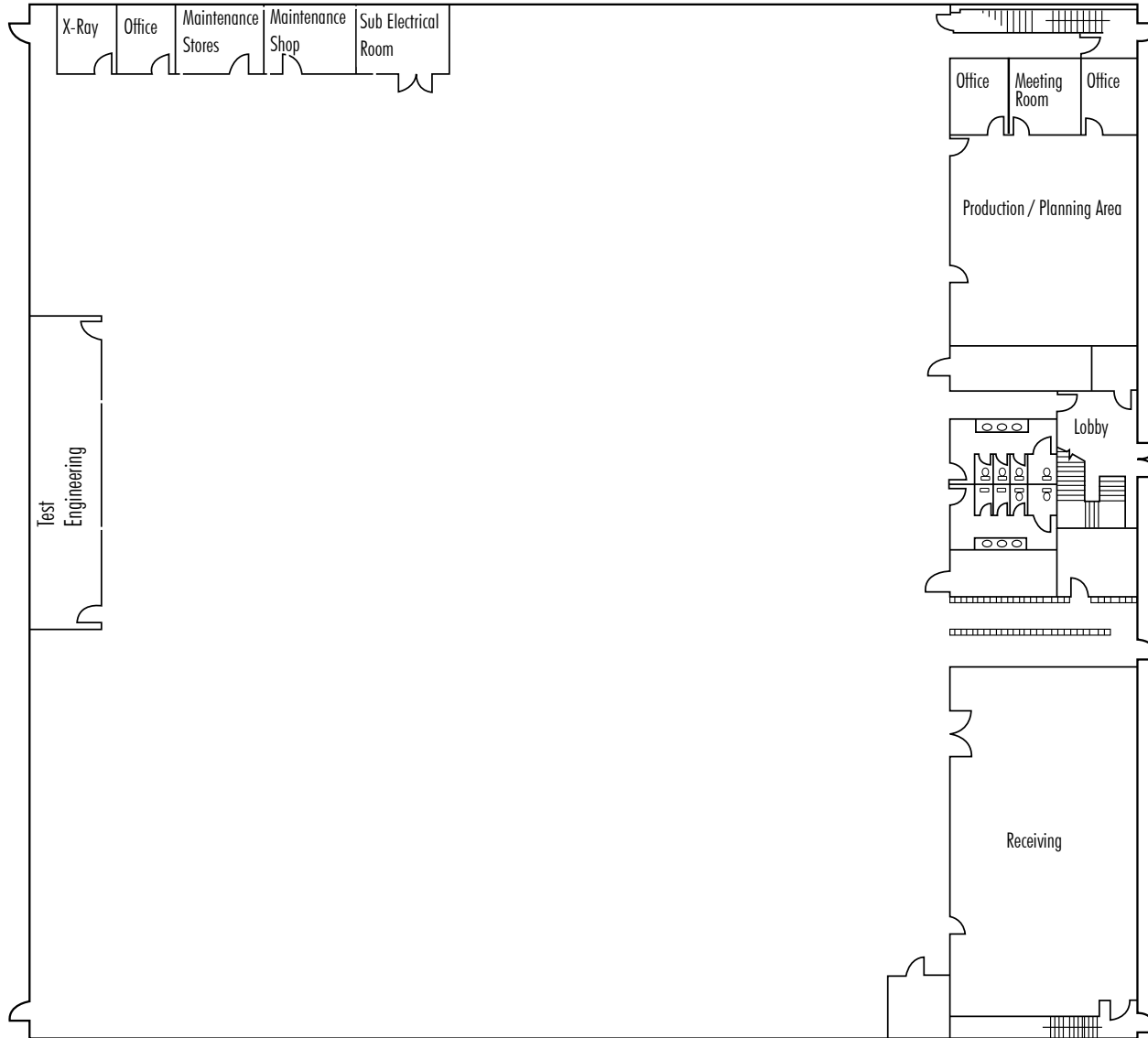
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## FLOOR PLAN



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## THE LOCATION



3905 North Fraser Way is primely situated in the heart of the Big Bend industrial area of South Burnaby. This location provides direct access to all points of the Lower Mainland, via Boundary Road and Marine Way. The location is transit friendly with the new 116 bus route providing connection to Metrotown SkyTrain Station (4 km away) and Edmonds SkyTrain Station (7 km away). It is easily accessible to food and shopping amenities with Marine Way Market and Big Bend Crossing a quick 5-minute drive away.

### LEGEND

-  New 116 bus route connecting to Metrotown and Edmonds Skytrain Stations
-  Skytrain
-  Subject property

### NEARBY AMENITIES

#### Restaurants & Cafés

Cactus Club Café  
Boston Pizza  
WhiteSpot  
Nando's Chicken  
Mucho Burrito  
Subway  
Starbucks  
Tim Horton's  
Cobs Bread

#### Shops & Amenities

TD Canada Trust  
VanCity  
Staples  
Save-On-Foods  
London Drugs  
Canadian Tire  
Sport Chek  
Winners  
Michaels

#### Recreation

Riverway Golf Course  
Riverway Sports Complex  
Foreshore Parks  
Urban Trails

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