SIGNIFICANT PRICE REDUCTION!

3707 Wayburne Drive, Burnaby

For Sale or Lease

Freestanding 24,589 SF Industrial Building with 8,727 SF For Lease

Opportunity to purchase a 1.01 acre site with a 24,589 SF multi-tenant industrial flex building. 8,727 SF is available for lease with immediate occupancy.

Accelerating success.

Ewen Johnston
Personal Real Estate Corporation
Senior Vice President
+1 604 626 1194
ewen.johnston@colliers.com

Greg Lane
Personal Real Estate Corporation
Vice President
+1 604 692 1442
greg.lane@colliers.com

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Location

Adjacent to BCIT in North Burnby and just off Canada Way allowing for a quick and easy transition to Trans-Canada Highway to access the downtown core, North Shore, YVR and the Fraser Valley.

Building Areas*

3707 Wayburne Drive (FOR LEASE)	8,727 SF
3490 Gardner Court (FULLY LEASED)	
Units 100 & 300	9,611 SF
Unit 200	1,273 SF
Unit 310	1,404 SF
Unit 105 - 110	3,574 SF
Total	**24,589 SF**

Property Taxes (2024)

$117,562.00

Asking Lease Rate & Additional Rent

Please contact the listing agents for lease rate details.
Additional rent: $10.27/SF (2025 estimate)

Asking Price

$10,750,000

Data Room

Property drawings, rent roll and preliminary information is available upon signing a confidentiality agreement.

** All areas are approximate and to be verified by the Purchaser. Tenants include Honeywell, Vancouver Gourmet Croissant and AMS Computer Systems.*

Features

- 3707 Wayburne was built in 1972 and has been renovated extensively
- 3490 Gardner Court was built in 1992
- 1200 amp 120/208 volt 3 phase power
- 21’ clear ceiling heights in warehouse areas
- 9’ - 12’ ceiling heights in office areas
- Elevator servicing 3490 Gardner Court building
- Holding income for an investor or owner-occupier

Zoning

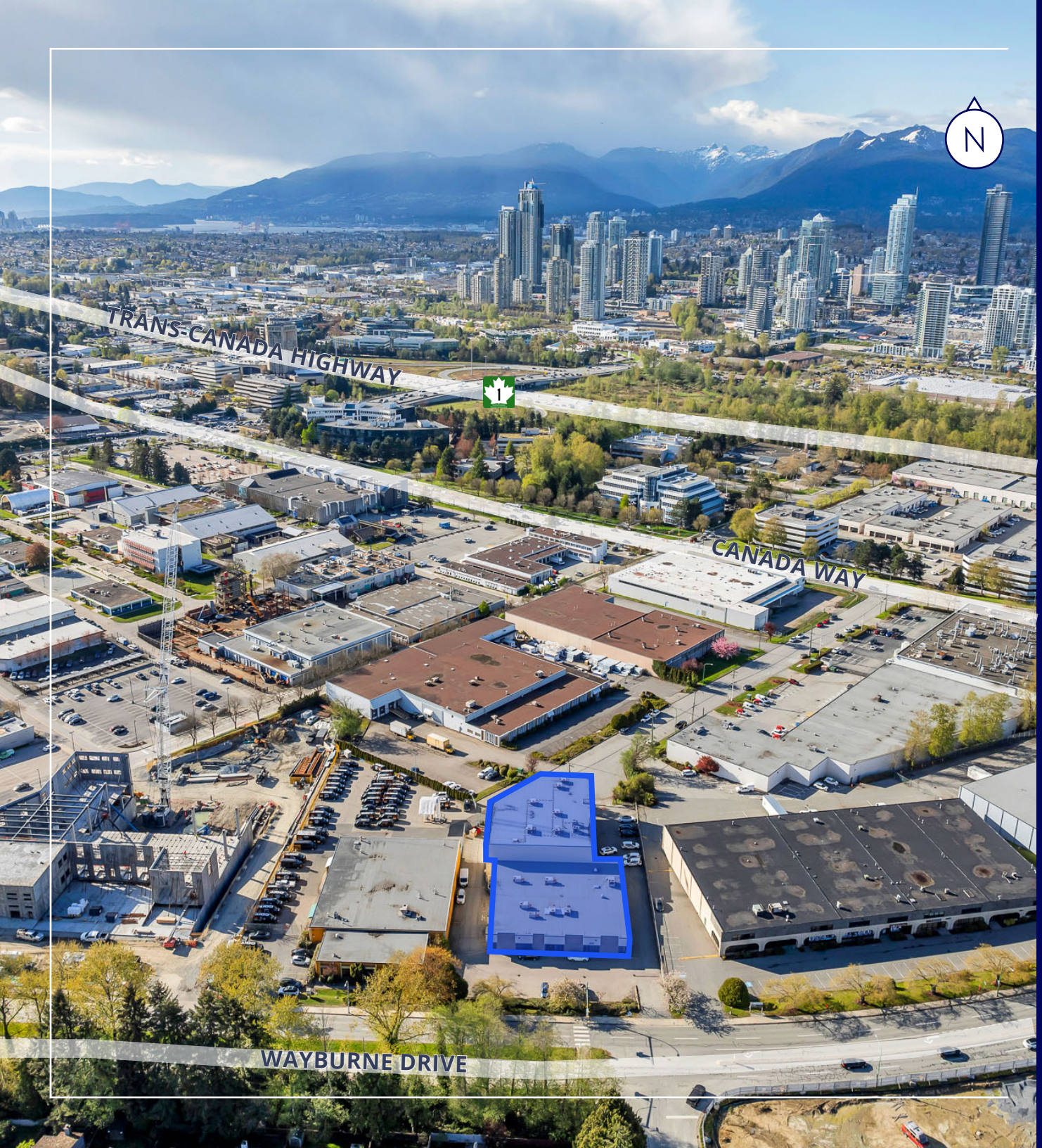
M-1 Industrial

Concrete block / brick build

Quick access to major routes

Forty-two (42) designated parking stalls

1 platform door, 1 dock and 2 grade level loading doors



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1100 - 1067 West Cordova Street,
Vancouver, BC | V6C 1C7
+1 604 681 4111

Ewen Johnston
Personal Real Estate Corporation
Senior Vice President
+1 604 626 1194
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