



**Marine Way Business Centre**  
**Unit 2 - 3751 North Fraser Way, Burnaby, B.C.**



# For Lease

Exposure to North  
Fraser Way

Future amenities in  
the developing  
River District

Rare small-scale  
unit with dock level  
loading

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## Location

The subject property is well located in Marine Way Business Centre in South Burnaby fronting onto Boundary Road and North Fraser Way. The park offers easy access to all areas of the Lower Mainland, via Marine Way and Boundary Road.

## Zoning

M2 - General Industrial District (3751 & 3771)

CD - Comprehensive District (3711 & 3731)

## Building Features

- Professionally owned and managed by B.U.K. Investments Ltd.
- Premier corporate image and identity
- Front showroom with a kitchenette
- One (1) dock level loading door
- 21' clear warehouse ceiling heights
- 9'6" clear office ceiling height
- Attractive landscaping and architecture
- Ample parking

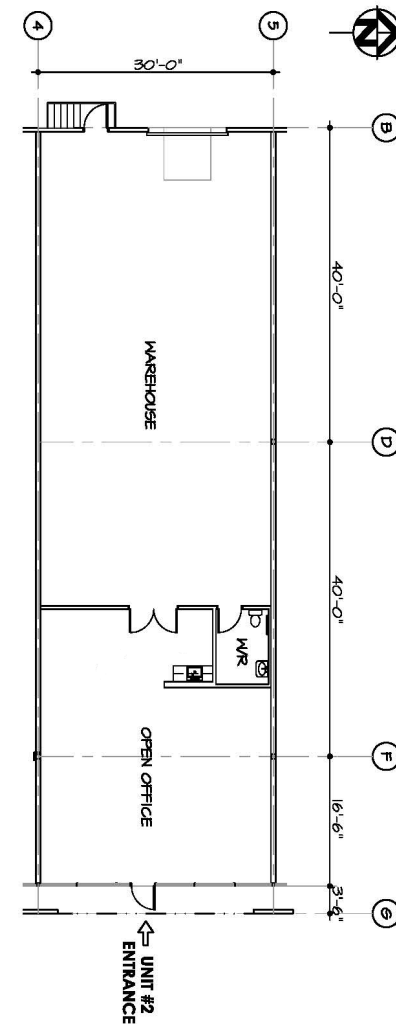
## Available Area (Est.)

Office Area	1,169 SF
Warehouse Area	1,831 SF
<b>Total Area</b>	<b>3,000 SF</b>

## Available

Immediately

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## Basic Lease Rate

Please contact listing agents

## Operating Costs & Taxes

\$8.14 per SF per annum (2024 estimate)