

3811

NORTH FRASER WAY
UNIT 200

FOR LEASE
33,323 SF

 **CUSHMAN &
WAKEFIELD**

// UNIT FEATURES

-  **19'1" - 22'9" CLEAR HEIGHT**
-  **4 LOADING DOCKS**
-  **1 GRADE LOADING DOOR**
-  **800A, 347/600V POWER**
-  **38 PARKING STALLS**
-  **T6 LIGHTING**
-  **M3 ZONING**
-  **AVAILABLE DECEMBER 1, 2024**
-  **NET RENT: CONTACT LISTING AGENTS**
-  **ADDITIONAL RENT: \$4.58 PSF + MANAGEMENT FEE**

**Prime Warehouse Facility in Marine Way Business Park
with Dock & Grade Loading and Abundant Parking**

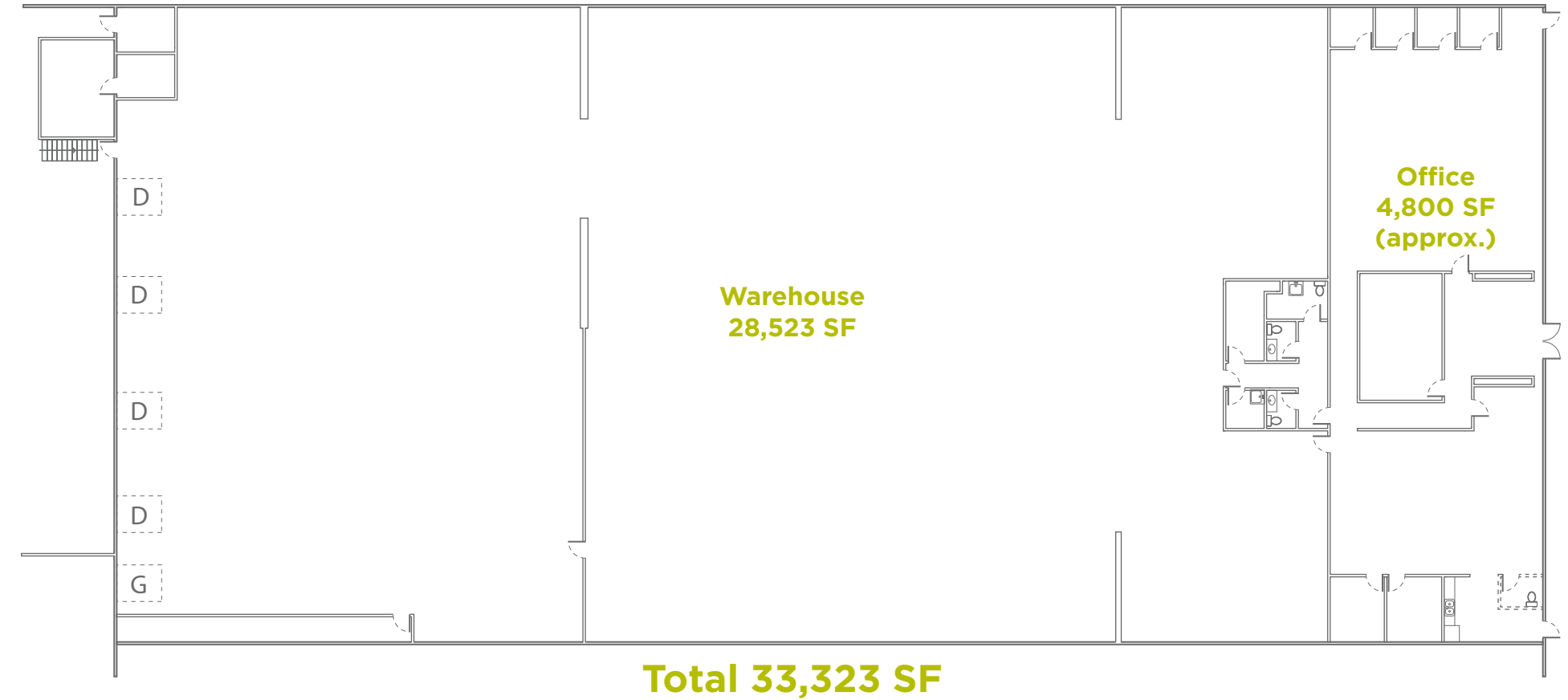
Cushman & Wakefield ULC ("C&W") and Madison Pacific Properties are pleased to present the opportunity to lease 33,323 square feet of high-quality warehouse and office space situated in highly sought-after South Burnaby. Located along North Fraser Way near Boundary Road, 1 block south of Marine Way, this property is ideally positioned for easy access to major transportation routes, ample nearby amenities, and a robust labour pool.



// GALLERY

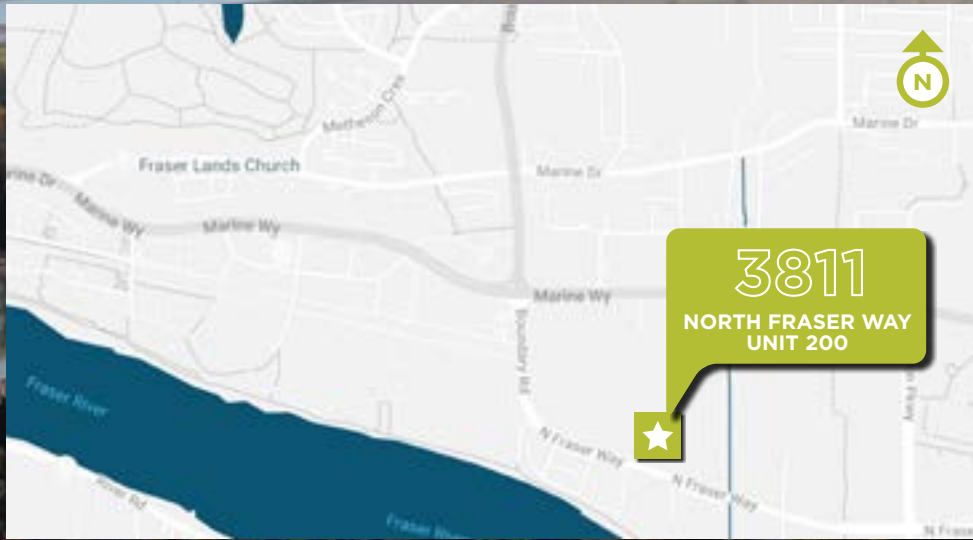


// FLOOR PLAN



// OFFICE FEATURES

- Open plan office with silent rooms
- 2 private offices
- Kitchen
- Multiple washrooms
- Boardroom
- Reception area
- Plenty of natural light



CONTACT

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