

FOR LEASE

3855 WAYBURNE DRIVE

BURNABY, BC

NEW 4-STORY
INDUSTRIAL STACKED
FLEX BUILDING WITH
EXCELLENT LOADING
& SIGNAGE!

FIXTURING JULY 1, 2024



CONTACT

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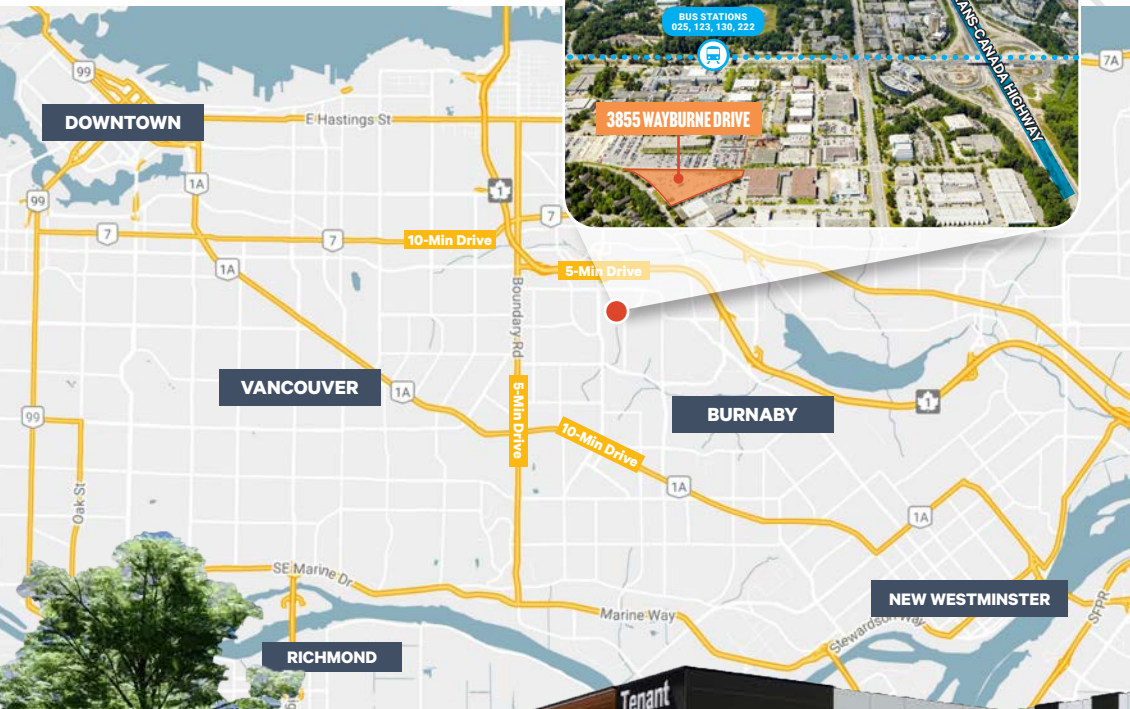
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THE OPPORTUNITY

3855 Wayburne Drive is a purpose built, modern flex industrial building in the heart of the Trans Canada/Canada Way Corridor. With consideration given to meet the shortcoming of current flex industrial projects, such as oversized loading, power, oversized freight elevators, high ceilings, patios and generous glazing in the office areas, the building is highly adaptable and suitable for users requiring lab, clean rooms, clean manufacturing and production, all while supporting the need for attractive office and signature corporate appeal.

The building is centrally located between four major thoroughfares: Trans Canada Highway (5-min drive), Lougheed Highway 7 (10-min drive), British Columbia Highway 1A (10-min drive), and Boundary Road (5-min drive), all offering convenient accessibility throughout the Lower Mainland.



PROPERTY DETAILS

3855 WAYBURNE DRIVE, BURNABY BC

UNIT 1*	
Level 1 Office / R&D	2,775 SF
Level 1 Warehouse	33,768 SF
Level 2 Office / R&D	24,581 SF
Total SF	61,124 SF

UNIT 2*	
Level 3 Office / R&D	5,847 SF
Level 3 Warehouse	30,014 SF
Level 4 Office / R&D	14,468 SF
Total SF	50,329 SF

*Note: Unit 1 levels must be leased together, Unit 2 levels must be leased together. Or full building can be leased.

- TOTAL BUILDING AREA** 111,453 SF
- ASKING RATE** Please contact agents
- OP COSTS & TAXES** \$6.00 PSF (2024 Est.), excluding hydro & janitorial
- COMPLETION** July 1, 2024 Fixturing
- ZONING** M1 Industrial
- PARKING** 104 Stalls, 1 : 1,100 SF, at market rates
- LOADING**
 - Level 1:** 5 dock doors, 2 grade level door
 - Level 3:** 5 dock doors, 2 grade level doors
 - All are insulated and weather stripped with lift hardware and all dock loading has 40,000 lbs load levelers.
- CEILING HEIGHTS**
 - 21' 6" - 26' 6" clear in warehouse
 - 11' 1" - 13' 3" clear in office / R&D
- FLOOR LOAD**
 - Level 1** 500 lbs/SF
 - Level 2** 100 lbs/SF
 - Level 3** 300 lbs/SF, Warehouse office at 100 lbs/SF
 - Level 4** 100 lbs/SF
 - All floors finished and leveled, ready for tenant finishes



3855 WAYBURNE DRIVE



BUILDING FEATURES



Two illuminated pylon exterior sign locations with excellent visibility



High performance curtain wall system and large format punch windows



Proposed Service 1600/800 Amps 347/600V 3 Phase Power, subject to BC Hydro Design Finalization



Exterior base building lighting to be higher performance LED fixtures



1 x 3,500 lbs & 1 x 5,000 lbs Machine-less hydraulic elevator system



TELUS PureFibre network



Secure bicycle stalls to hold 20-25 bicycles



104 parking stalls with 8 Level II electric vehicle charging facilities



ESFR sprinkler system within warehouse



Perimeter security at entry/exit, pathway design and rough-in for future tenant security install for tenant premises



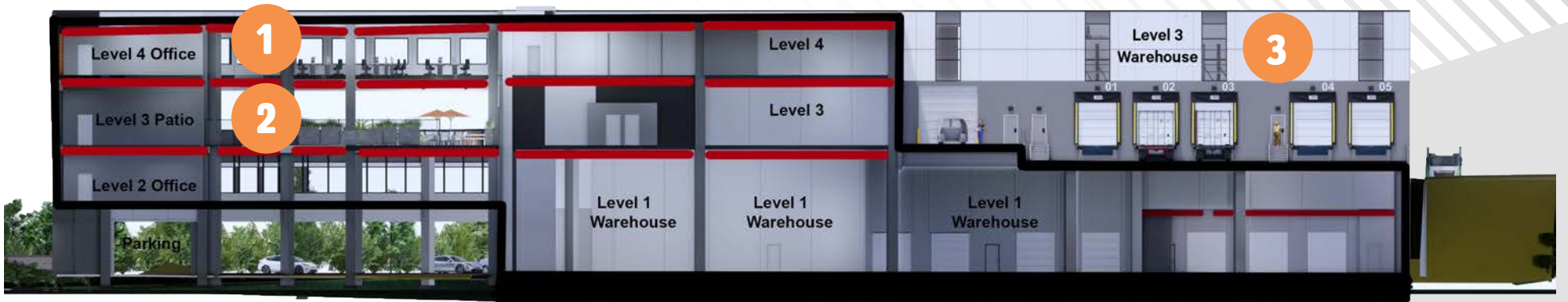
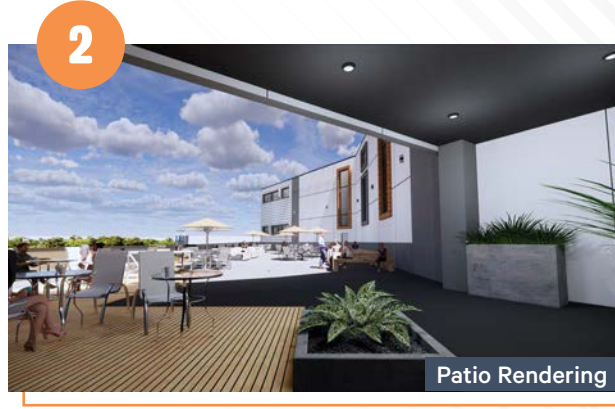
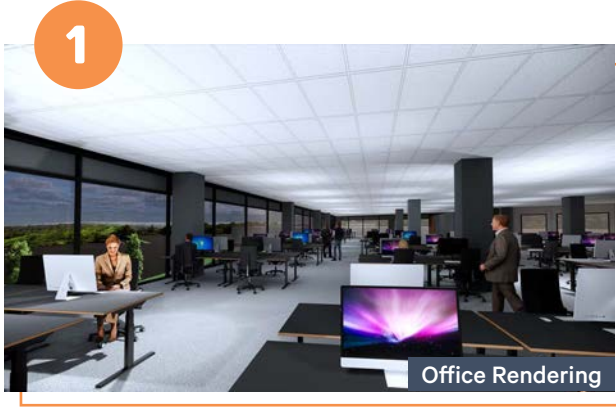
Warehouse and office areas heated with gas fired unit heaters in order to achieve base building occupancy



Warehouse ventilation designed to achieve 0.5 air changes per hour (8000 cfm) including adequate ventilation to accommodate electric forklifts. Tenant premises ventilation designed to meet code requirements

3855 WAYBURNE DRIVE

DEVELOPMENT PLANS*

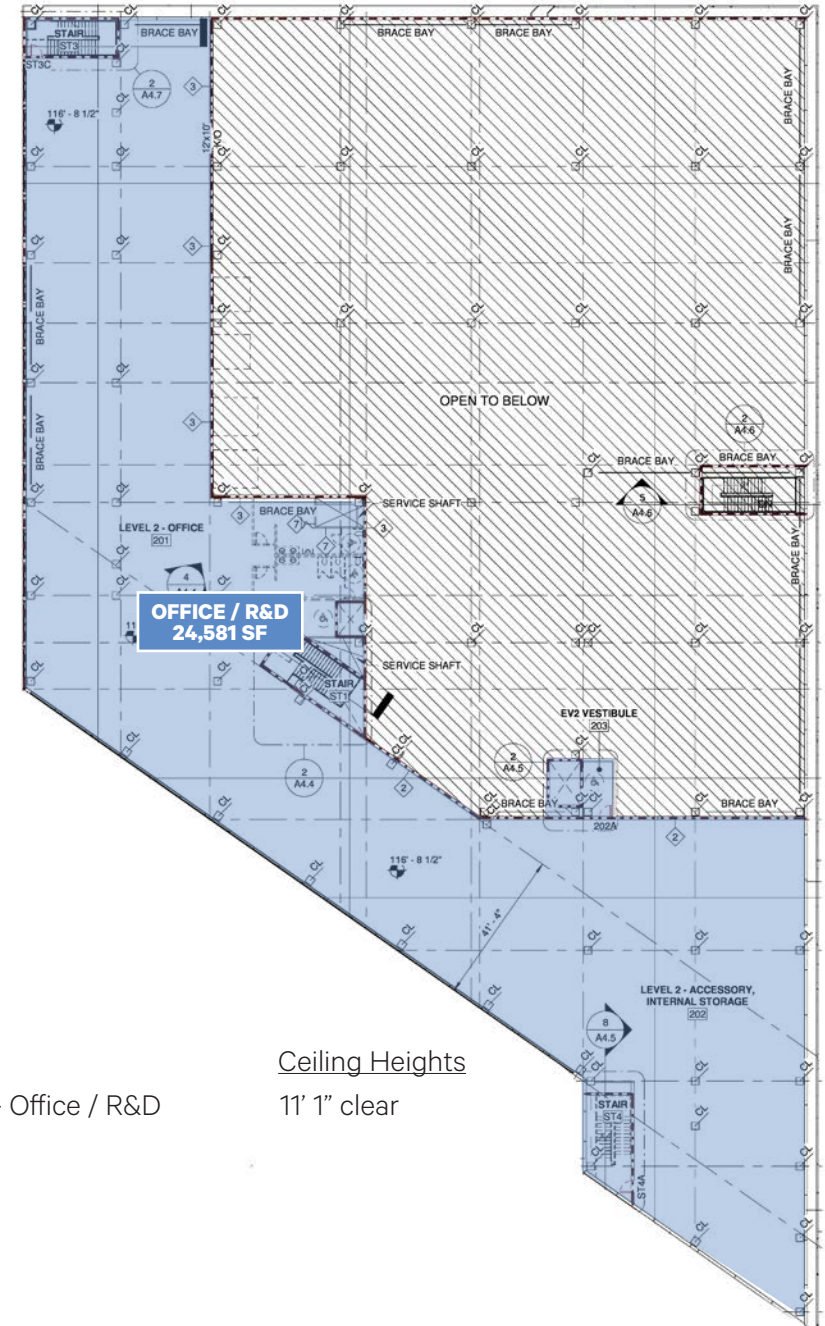
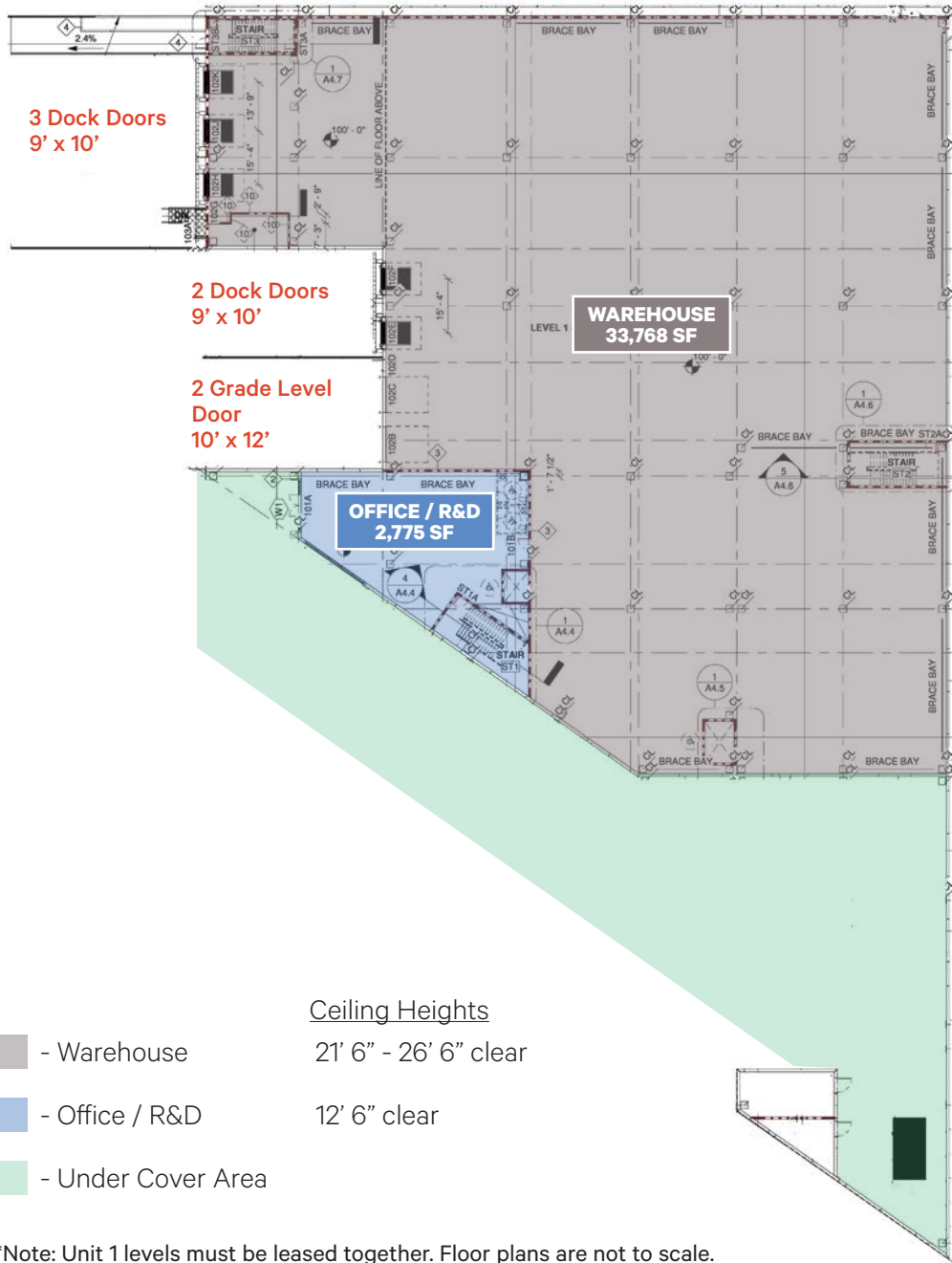


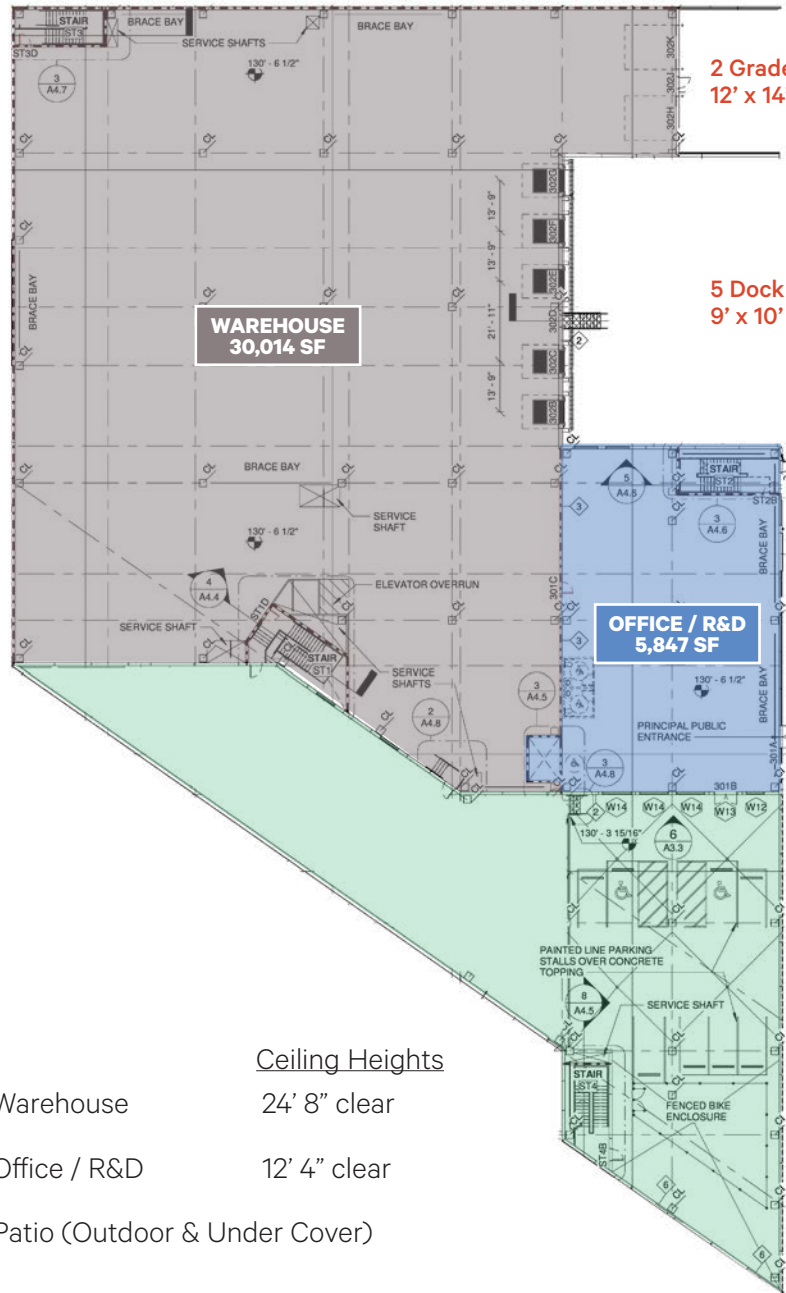
South View



North View

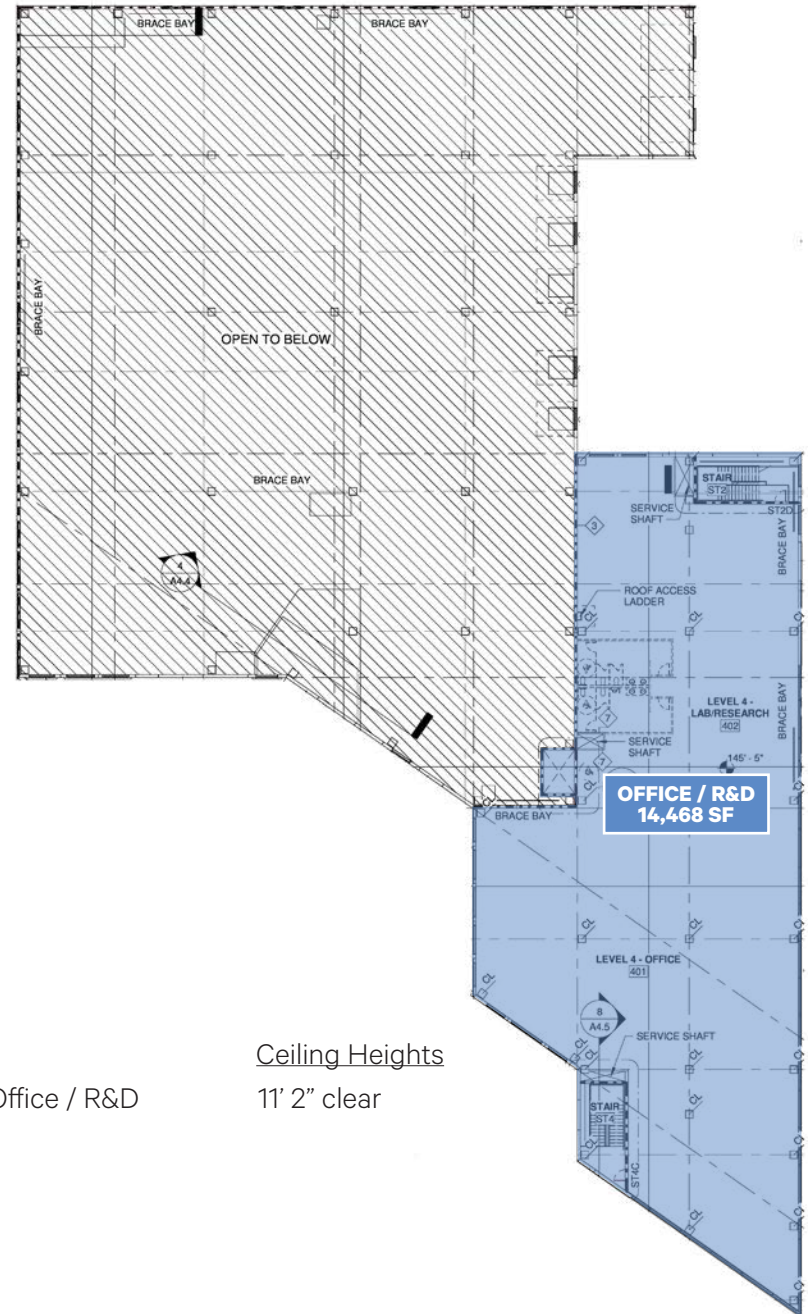
*Development plans are not to scale.





Ceiling Heights

- Warehouse 24' 8" clear
- Office / R&D 12' 4" clear
- Patio (Outdoor & Under Cover)



Ceiling Heights

- Office / R&D 11' 2" clear

*Note: Unit 2 levels must be leased together. Floor plans are not to scale.

THE LOCATION

Located in the heart of Burnaby, 3855 Wayburne Drive is prominently situated on the East side of BCIT Burnaby Campus. The Property is a 2-minute walk to multiple bus lines (025, 123, 130, 222) at the Willingdon Avenue Transit Exchange that gives easy connection to both Millennium and Expo SkyTrain Lines.

This central location is only a 5-minute drive away from the Trans-Canada Highway and Boundary Road which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 6-minute drive North from the property is the newly redeveloped world-renowned The Amazing Brentwood mall. And a 10-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Aritzia, OEB Breakfast, and Gram Cafe.



5 MIN TO BOUNDARY RD
10 MIN TO METROTOWN
20 MIN TO DOWNTOWN VANCOUVER
30 MIN TO VANCOUVER INTERNATIONAL AIRPORT (YVR)

NEARBY AMENITIES 5 KM RADIUS



325+
Restaurants



120+
Cafes



25+
Bars & Pubs



1,008+
Retail & Services



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