



7800 Fraser Park Drive, Burnaby

# 47,392 SF Freestanding Industrial Facility For Sale or Lease

Located in the Big Bend industrial hub of South Burnaby, minutes from amenities and steps from transit.

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Owned & Managed by

**Beedie**

Marketed by





# Property Overview

This single-tenant, freestanding building is located on the north side of Fraser Park Drive, minutes from North Fraser Way and Marine Way in South Burnaby. This location is central in Metro Vancouver, offering superior access and amenities:



Quick access to Marine Way, connecting Queensborough, Annacis Island, Richmond & Vancouver.



Skilled & growing labour nearby in residential areas such as River District.



Transit is accessible via buses connecting to Edmonds & 22nd Street SkyTrain Stations.



Close to Market Crossing Shopping Centre at Marine Way & Byrne Road.





# Nearby Businesses & Amenities





# Property Features

## Legal Description

Lot 2 District Lots 166 Group 1 New Westminster District  
Plan LMP44865 PID 024-695-866

## Zoning

CD Comprehensive Development (based on M2/M5  
zoning bylaws)

## Site Size

2.171 acres

## Building Area

Warehouse	44,076 SF
Main Floor Office	3,316 SF
Total	47,392 SF

## Building Features

- Concrete tilt-up construction by Beedie
- Fifteen (15) 8' x 10' dock loading doors
- One (1) 12' x 14' grade loading door
- 26' 4" warehouse ceiling
- Thirty-Five (35) on-site parking stalls
- Six (6) private offices, lunchroom, shipper's office, server room, supervisors space
- Patio adjacent to the lunchroom
- 347/600 volt, 400 amp power service
- NFPA 231 C Class IV sprinklers
- Uniform 500 PSF floor load capacity with a point load of 8,000 lbs
- 34'-6" to 35'-0" column spacing

## Available

Vacant possession September 1, 2025

## Asking Price

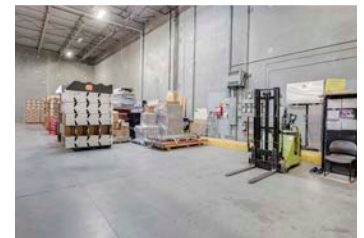
\$695 per square foot

## Asking Lease Rate

\$23.50 per square foot, net

## Additional Rent

\$7.50 per square foot plus 5% mgmt fee (2025 estimate)







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