

# FOR SALE

**7765 & 8155 North Fraser Way,  
Burnaby, BC**

## TWO VACANT INDUSTRIAL SITES

- ◆ Absolutely prime location
- ◆ The only vacant, subdivided and rezoned industrial sites under 2 acres for sale in the core markets of Metro Vancouver
- ◆ 7765 North Fraser Way is 1.818 acres with the potential to construct up to 33,000 SF\*
- ◆ 8155 North Fraser Way is 1.877 acres with the potential to construct up to 34,000 SF\*
- ◆ Purchase together or individual

*\*Areas are approximate*

**DARREN CANNON\***

TEL: 604 662 2637

darren.cannon@colliers.com

**GREG LANE\***

TEL: 604 692 1442

greg.lane@colliers.com





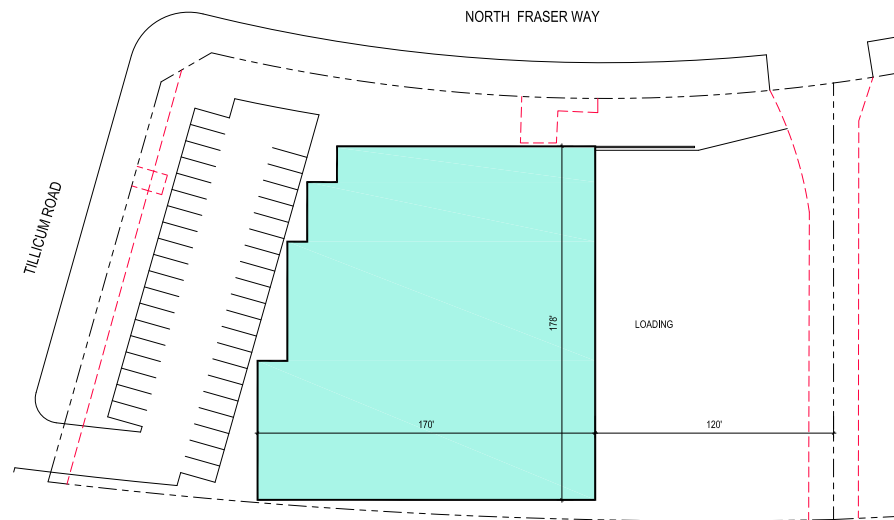
## Opportunity

To acquire 7765 & 8155 North Fraser Way together or independently, with each lot representing the only vacant, subdivided and rezoned sites under 2 acres in the core markets of Metro Vancouver.

## Location

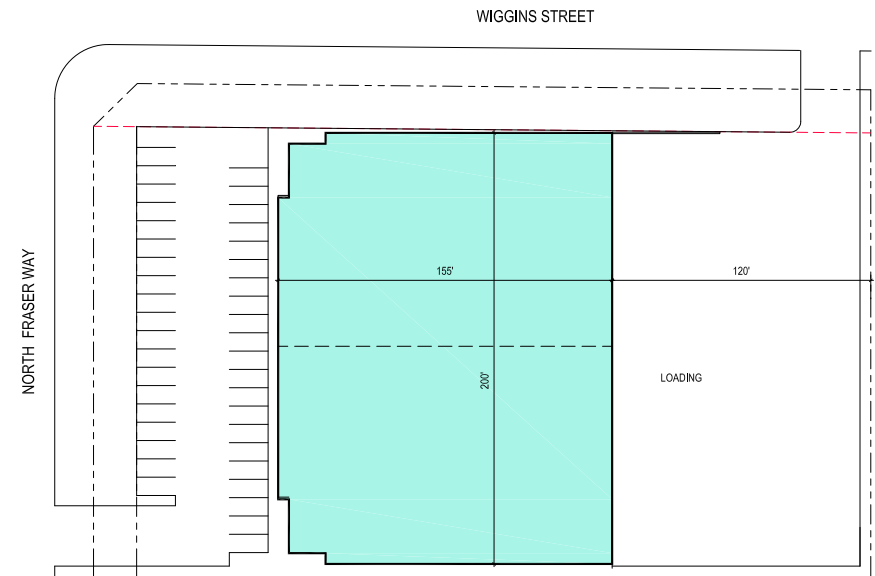
The subject properties are located in the Big Bend area of South Burnaby. This industrial region, made up of 3 rapidly developing business parks is one of the most sought after regions to locate within the core markets of Metro Vancouver. Big Bend is the only modern, developing industrial location providing easy access to Downtown Vancouver without Fraser River crossings, either by bridge or tunnel.

### 7765 NORTH FRASER WAY



Site Area	±79,200 SF
Building Foot Print	±28,000 SF
Parking	±39 cars

### 8155 NORTH FRASER WAY



Site Area	±81,860 SF
Building Foot Print	±30,500 SF
Parking	±41 cars

## Property Overview

Civic Address	7765 North Fraser Way (Lot A)
Legal Address	Plan BCP 21066, Lot A, District Lot 166, Land District 36, Group 1
Lot Size	1.818 acres
Development potential	Up to 33,000 SF
Geotech	Piling required to maximize building footprint
Location	Corner of Tillicum Street and North Fraser Way
Current Zoning	CD based upon M2 & M5 industrial guidelines allowing for a wide range of manufacturing, service, transportation/storage and wholesale uses, as well limited retail uses

Civic Address	8155 North Fraser Way (Lot 5)
Legal Address	Plan BCP 15933, Lot 5, District Lot 167, Land District 36, Group 1
Lot Size	1.877 acres
Development potential	Up to 34,000 SF
Geotech	Build ready for 500lbs per square foot of building footprint
Location	Corner of Wiggins Street and North Fraser Way
Current Zoning	CD based upon M2 & M5 industrial guidelines allowing for a wide range of manufacturing, service, transportation/storage and wholesale uses, as well limited retail uses

## Key Highlights

- ✦ Located within minutes of Big Bend Crossing and Marine Way Market providing a variety of retail, service, and restaurant amenities to the Big Bend area
- ✦ Convenient corner lots allows for maximum corporate exposure with the potential to have two (2) access points into the sites for superior truck maneuvering
- ✦ Master planned business park setting with boulevard landscaping, street lighting and urban trails
- ✦ North Fraser Way from Byrne Road to Tillicum Street will be open by the end of August 2014 allowing for the uninterrupted flow of traffic along North Fraser Way which will become a major arterial road in South Burnaby
- ✦ Exceptional opportunity for an owner/user or developer/

## Price

**7765 North Fraser Way - \$3,090,600**

**8155 North Fraser Way - \$3,754,000**

*\*buy vs lease analysis available*



**DARREN CANNON\***  
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**GREG LANE\***  
TEL: 604 692 1442  
greg.lane@colliers.com



**COLLIERS INTERNATIONAL**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)

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