



Marine Way

North Fraser Way - Completion 2014

North Fraser Way

# FOR SALE: 4.47 Acre Industrial Site

7770 North Fraser Way, Burnaby

**RUSS BOUGIE\***  
604 661 0871  
russ.bougie@colliers.com

**JOHN BOER\***  
604 662 2659  
john.boer@colliers.com



**COLLIERS INTERNATIONAL**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
www.collierscanada.com

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## LOCATION

Situated in the geographic centre of Metro Vancouver, the Big Bend industrial region of South Burnaby nearing to complete development and build out. The last few vacant sites have been recently acquired by both developers and users in a race to own property within this sought after region. This area is the only modern, developing industrial location providing access to Downtown Vancouver without Fraser River crossings, either by bridge or tunnel.

This property is located on the north east corner of North Fraser Way and Tillicum Street, bordered on the north by agricultural land and offering excellent exposure to busy North Fraser Way. Two large retail centres within 10 minutes of the location offer amenities such as shopping, restaurants, and commercial services. North Fraser Way will be completed between Byrne Road and Tillicum Street in 2014, providing even better access, exposure and transit connections.



## NEARBY AMENITIES

- › Riverway Golf Course, a links style championship layout ideal for company events and customer/client entertaining
- › Market Crossing Shopping Centre, providing 600,000 square feet of restaurant, service and shopping including Price Smart Foods, Canadian Tire, London Drugs, Home Sense, Winners, Michaels, and Pet Smart
- › Restaurants at Market Crossing include Boston Pizza, Cactus Club, McDonalds, Tim Horton's and White Spot
- › Riverfront nature trails and developing urban train system provide outdoor walking, running, biking and roller blading activities

## ASKING PRICE

\$5,800,000

## ZONING

CD Comprehensive Development Zone based on Light Industrial M2 and M5 zones. This zoning allows a range of light industrial uses including warehousing, storage, distribution, light fabrication, ancillary office uses, and up to 100% office build out.

## PROPERTY FEATURES

- > North Fraser Way exposure
- > Vacant, serviced and ready for pre-load
- > Construct up to 90,000 square feet
- > The last available development site outside of Glenlyon Business Park in the area

## POTENTIAL BUILDING LAYOUT



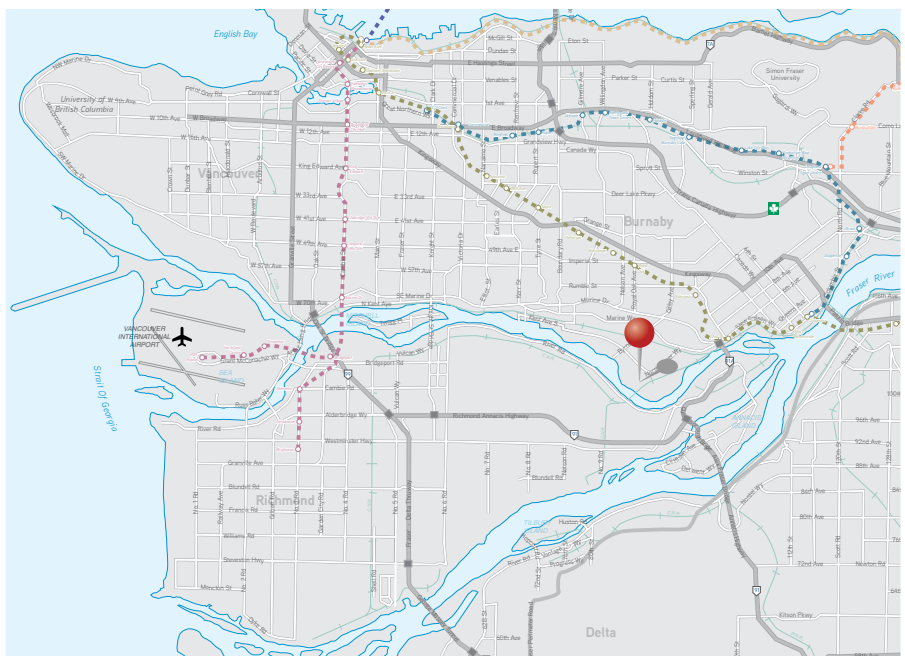


## CONTACT

RUSS BOUGIE\*  
SENIOR VICE PRESIDENT  
604 661 0871  
[russ.bougie@colliers.com](mailto:russ.bougie@colliers.com)

JOHN BOER\*  
EXECUTIVE VICE PRESIDENT  
604 662 2659  
[john.boer@colliers.com](mailto:john.boer@colliers.com)

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