FOR LEASE

5025 NORTH FRASER WAY

Burnaby, BC

CUSHMAN & WAKEFIELD

45,503 SF AVAILABLE



RARE OPPORTUNITY TO SECURE A NEW, HIGH QUALITY INDUSTRIAL FACILITY IN GLENLYON BUSINESS PARK





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Property FEATURES



Opportunity

Cushman & Wakefield ULC is pleased to present a premier opportunity to lease a brand-new industrial facility in Burnaby's prestigious Glenlyon Business Park.

This upcoming development is situated on 2.55 acres (111,078 square feet) of industrial-zoned land and will offer approximately 45,503 square feet of purpose-built space. Located within a flexibly zoned CD (M2/M5) area, the development allows for a wide range of distribution, manufacturing and office uses.

As the final development site in Glenlyon Business Park, this property offers a rare opportunity to secure modern, high quality industrial space in one of Burnaby's most desirable and well-established business communities.



Property Highlights

- Final Opportunity in Glenlyon Business Park
- Now Under Construction, Improvements Can Be Built to Suit
- Modern Design by renowned firm Christopher Bozyk Architects
- EV Parking Solutions

Salient Details

LEGAL ADDRESS	5025 North Fraser Way, Burnaby	
PID	013-227-139	
ZONING	CD (M2, M5)	
BUILDING SIZE	Main Floor	41,240 SF
	Second Floor	4,263 SF
	Total:	**45,503 SF**
LOADING	7 dock with levelers, 1 grade	
PARKING STALLS	53 stalls	
EV CHARGING STALLS	Available (Level 2 or higher)	
CEILING HEIGHT	36' clear in warehouse	
POWER	1600A, 600V, 3-phase	
SPRINKLER SYSTEM	ESFR / NFPA #13 (2013) for light & ordinary hazard, Class I–IV commodities on racking (no solid shelves) with min. 4' aisles.	
BASE RENT	Contact leasing agents	
JOINT FIXTURING	October 2026	
COMPLETION	December 2026	

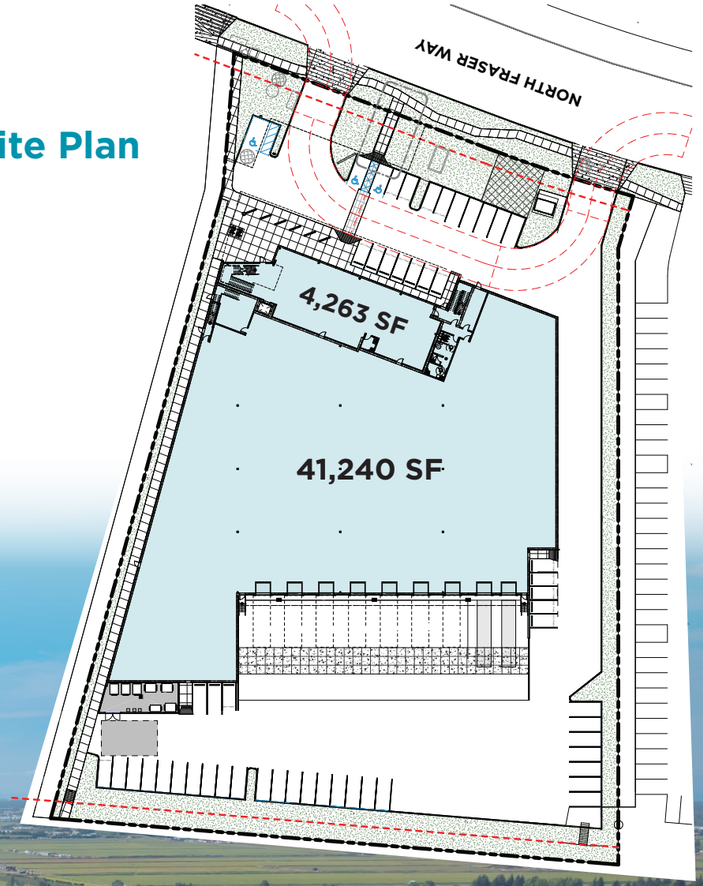




Property
LOCATION

Located in South Burnaby's Big Bend area, Glenlyon Business Park ("Glenlyon") represents one of the best industrial and office business parks within close proximity to the downtown core, educated and skilled labour pools, and major transportation routes. Glenlyon offers ample off-site amenities, including Riverway Sports Complex and one of the finest golf courses in Burnaby - Riverway Golf Course, perfect venues for various work events or team-building workshops. Strategically located within minutes of Marine Way Market and Big Bend Crossing, this location is steps away from two urban shopping centres offering convenient access to service, retail and major restaurants. Throughout this park, there is an extensive trail system, picnic areas along the Fraser River shoreline, off-leash dog park, and playground providing an ideal location for work-life balance. This picturesque locale is Burnaby's best and most scenic point of entry to the historic Fraser River, which flows a majestic 1,400 km from its source high in the RockMountains out to the Pacific Ocean.

Site Plan

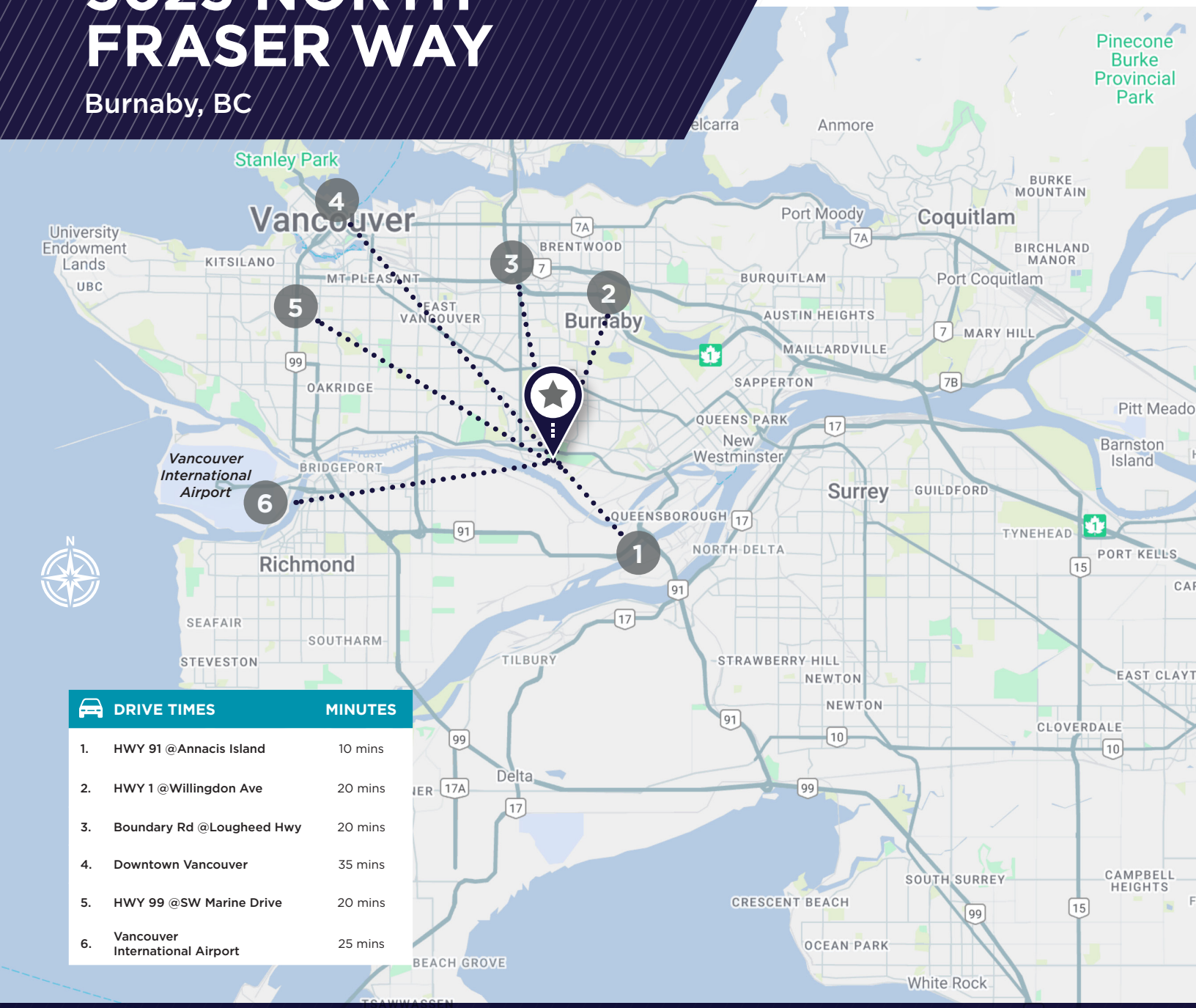




FOR LEASE

5025 NORTH FRASER WAY

Burnaby, BC



	DRIVE TIMES	MINUTES
1.	HWY 91 @Annacis Island	10 mins
2.	HWY 1 @Willingdon Ave	20 mins
3.	Boundary Rd @Lougheed Hwy	20 mins
4.	Downtown Vancouver	35 mins
5.	HWY 99 @SW Marine Drive	20 mins
6.	Vancouver International Airport	25 mins

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