

**IMMEDIATE OCCUPANCY**



**FOR LEASE**

**213 & 214**

**8988 Fraserton Court**

**Burnaby, British Columbia**

**WAREHOUSE, LAB, OFFICE  
FACILITY**

**Jonathan Jassebi\***

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# Building Highlights



Available Area:  
Ground Floor: 3,484 SF  
Second Floor: 2,245 SF  
Total Area: 5,729 SF

\*All measurements are approximate and must be verified by the Tenant.



Zoning:  
M5 (Light Industrial)  
Zoning allows for a wide range of industrial and commercial uses including, but not limited to, manufacturing, distribution, and storage.



Basic Rent:      Additional Rent:  
\$17.95 PSF Net    \$5.75 PSF (est. 2022)



Availability:  
Immediate occupancy



- Close proximity to the Knight Street Bridge
- Easy access to Highway 91, 99 and SW Marine Drive
- Proximity to Vancouver, Richmond, New Westminster, Surrey and YVR Airport
- Downtown Vancouver is less than thirty minutes away
- Riverside views
- A natural setting on Vancouver's original working waterway



## Building Features



Grade loading



19' Clear ceiling height



Lab space



HVAC system



Fraser River views



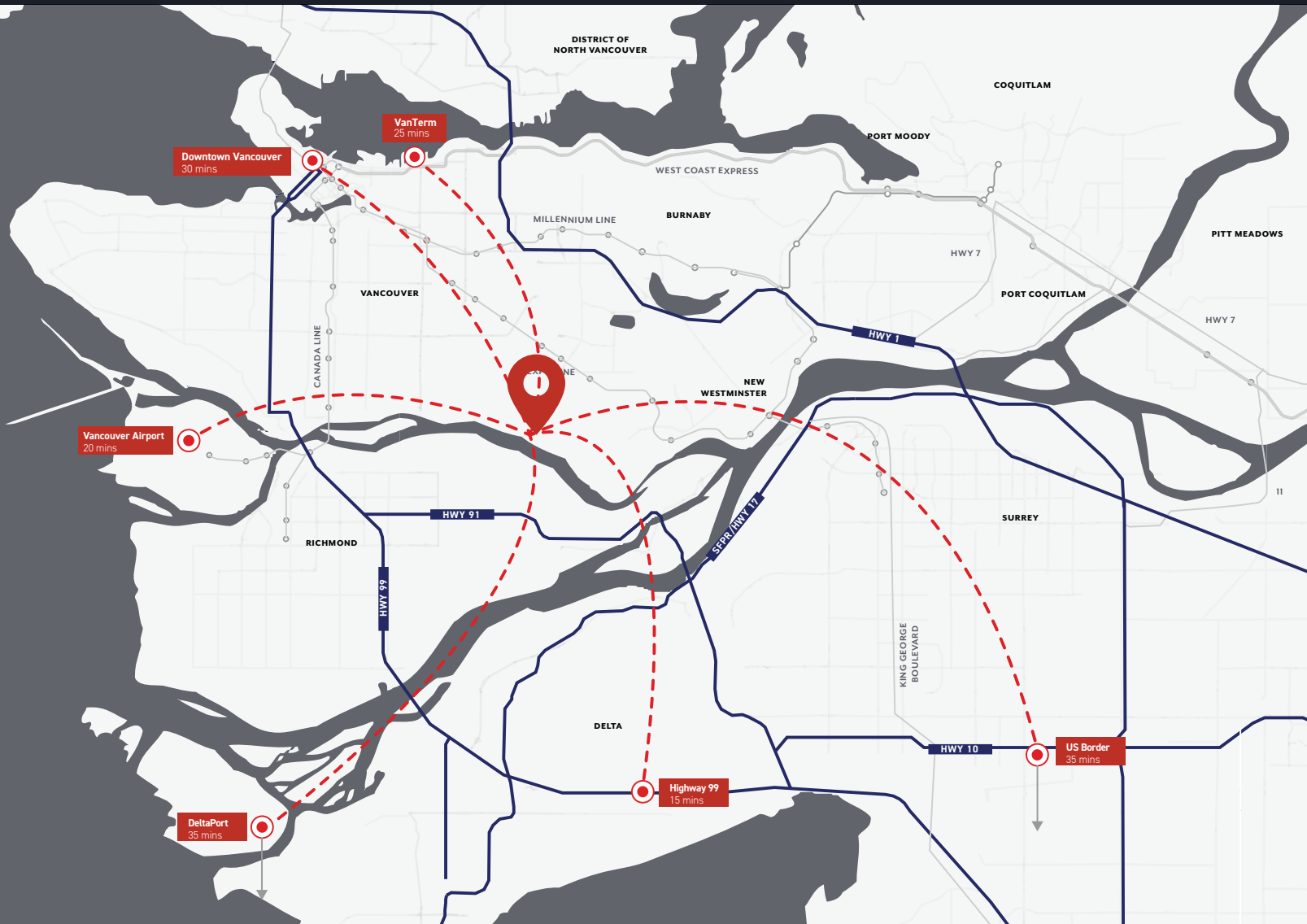
Heavy 3-phase power





# Location

Conveniently located in South Burnaby, the subject property provides quick access to all major highways, making it easy to access the Vancouver International Airport, Downtown Vancouver, and the United States Border.



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