FOR LEASE

5025 NORTH FRASER WAY

BURNABY, BC

CUSHMAN & WAKEFIELD

46,613 SF AVAILABLE

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

BUILDING PERMIT RECEIVED
CONSTRUCTION UNDERWAY

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 46,613 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.

SALIENT DETAILS

LEGAL ADDRESS	5025 North Fraser Way, BC
PID	013-227-139
ZONING	CD (M2, M5)
BUILDING SIZE	Building: 42,255 SF Office Main+Mezzanine: 4,358 SF **Total: 46,613 SF**
LOADING	7 dock with levelers, 1 grade
PARKING STALLS	53 stalls
EV CHARGING STALLS	Available (Level 2 or higher)
CEILING HEIGHT	32' in warehouse
POWER	600A, 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
AVAILABILITY	Q3 2026

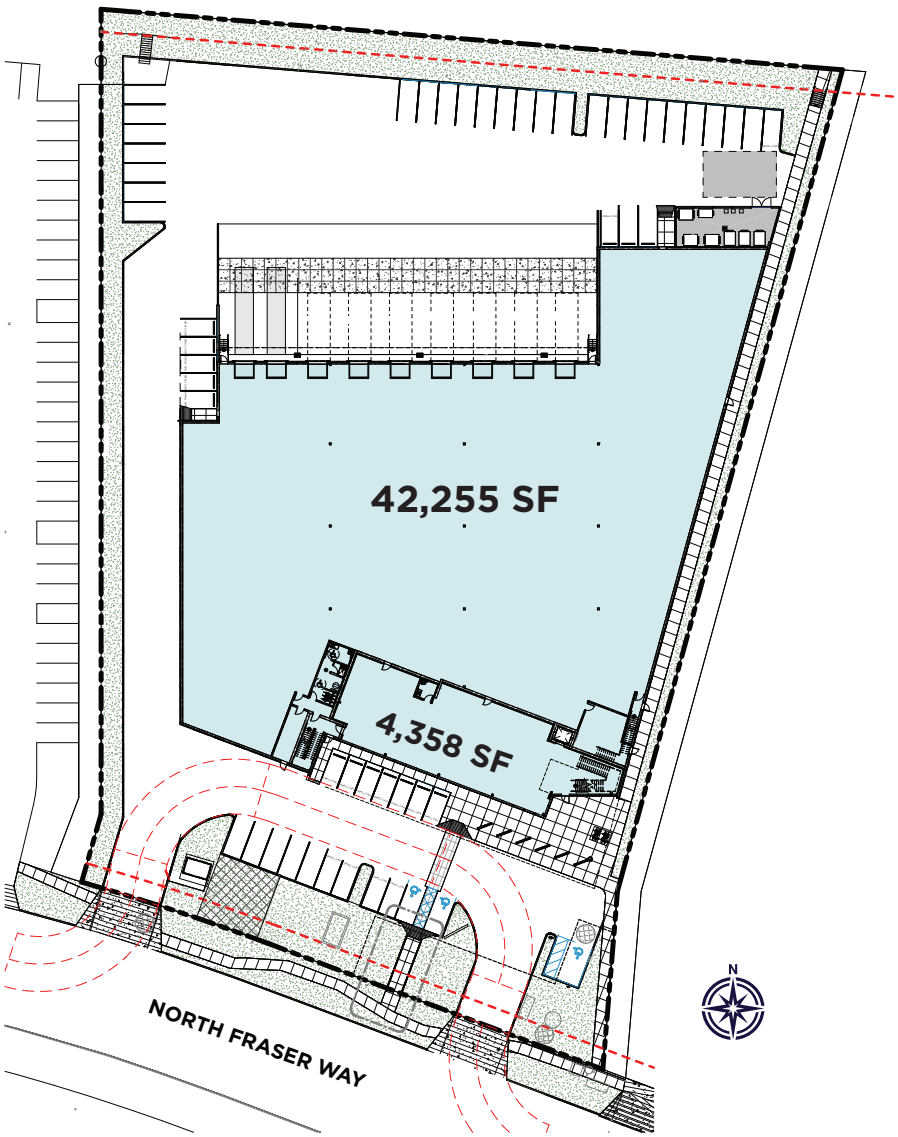
PROPERTY HIGHLIGHTS

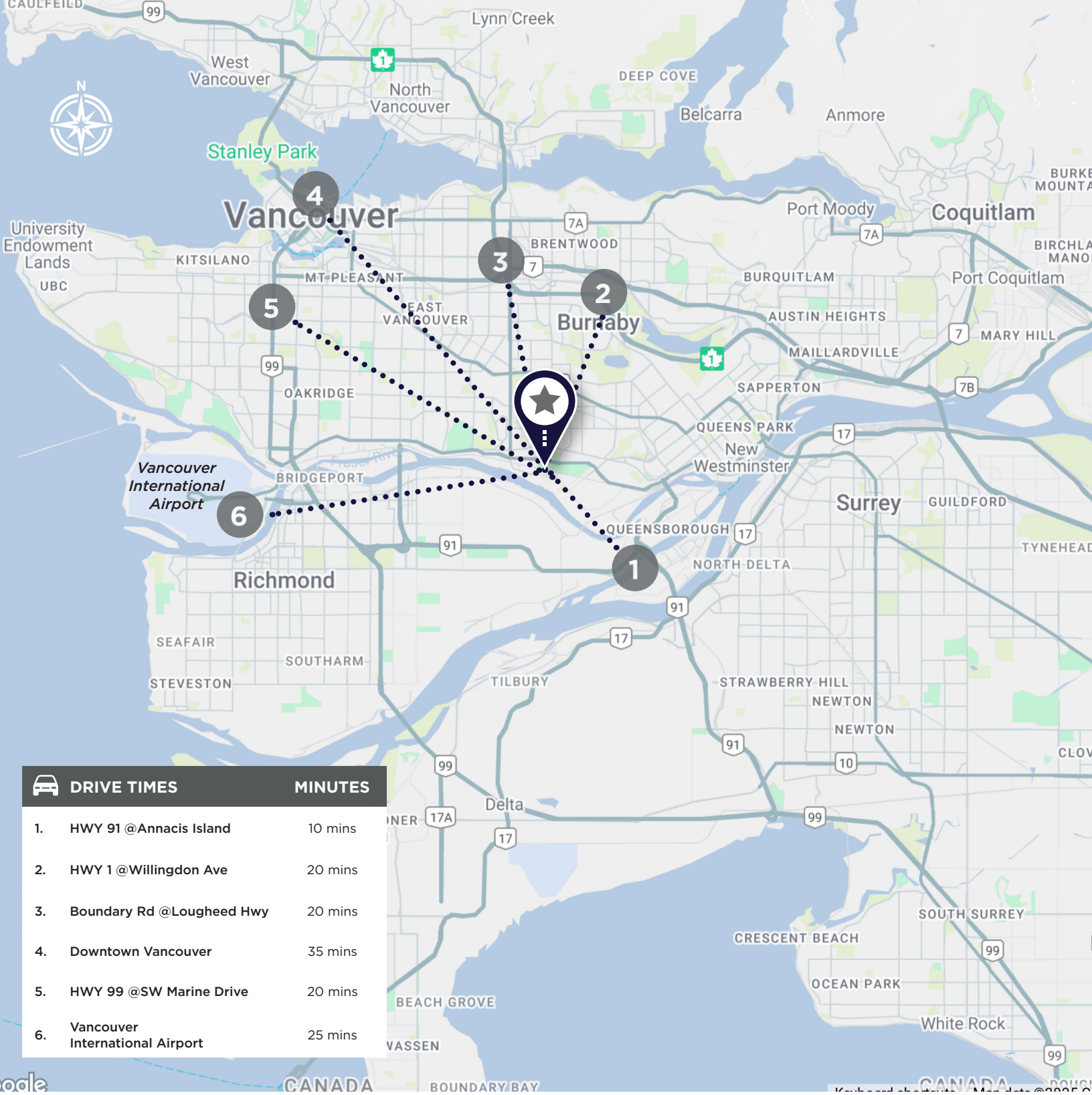
- Final Opportunity in Glenlyon Business Parkk
- Now Under Construction, Improvements Can Be Built to Suit
- Modern Design by renowned firm Christopher Bozyk Architects
- EV Parking Solutions

GLENLYON BUSINESS PARK

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 Rocky Mountains out to the Pacific Ocean.





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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