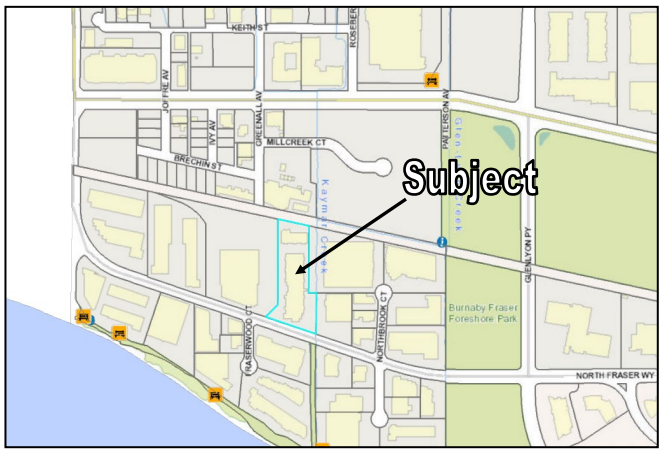
Warehouse and Office Space in Burnaby South

For Lease

#14-3871 North Fraser way, Burnaby





Must See! Approx. 4, 781SF industrial unit available in Burnaby South Big Bend area. Located at the block of North Fraser way, Boundary Road and Marine Way. In the business park centra, and easy access to Vancouver, Richmond, Delta, and Surrey. With minutes drive to Market Crossing Shopping Centre. Approx. **2,419 sqft warehouse space** with 10'x12' grade level loading door and approx. **2,362 sqft for office area** with coffee bar and sink. Air conditioning, 600 Volt electrical service and 3 parking stalls. E1 zoning, lots of usage for industrial, commercial, and recreational. **Ground warehouse and second floor office can be leased separately.** A rare opportunity for those who are looking for industrial unit in the convenient transportation of Burnaby. **Don't hesitate, call now for more details!**

Property Information

Address:	14-3871 NORTH FRASER WY, Burnaby
Legal:	SL 14, PL NWS3458, DIS LOT 161, GROUP 1, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
P.I.D.:	017-319-633
Zoning:	E1
Strata Area:	4,781 SF

Basic Rent

$12 per SF

$57,372 per annum,

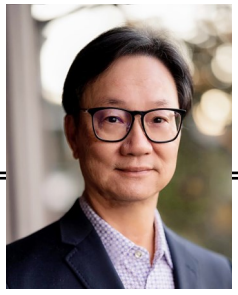
$4,781 per month

Additional Rent

$6.6 per SF (Projected)

$31,554.6 per annum,

$2,629.55 per month



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



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- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

2024 Re/Max Western Canada Commercial Team No. 9
Christopher Leung, DULE
梁煒樂 778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.




























EXIT


EXIT
MAXIMUM LOAD 227 KG



3.1 EMPLOYMENT DISTRICT (E1)

3.1.1 Intent

The intent of this district is to support compatible light industrial, commercial, and private recreational uses that minimize conflict with neighbouring residential areas and provide creative employment opportunities. Limited residential opportunities are available for rental housing within 200 m of a SkyTrain station.

3.1.2 Permitted Uses

3.1.2.1 E1 District

Use	Conditions
Principal Use	
Animal Care	3.1.3
Artist Studio or Workshop	-
Assembly and Entertainment	3.1.3
Cannabis Processing Facility	3.1.3
Child Care Facility	-
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	Part 6-5.3
Health Care Facility	-
Industrial Fueling Station	3.1.3
Light Industrial	-
Nurseries and Greenhouses	3.1.3
Office	-
Production and Rehearsal Studio	-
Recreation and Fitness	3.1.3
Recycling Centre	-
Research and Development	-
Residential Sales Centre	-
Service Station	Part 6-4.2
Storage Yard	-
Towing and Impound Lot	-
Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat, and Trailer Dealership	-
Warehouse, Packaging, and Distribution Facility	-

Wholesale Facility	-
Works Yard	-
Secondary Use	
Active Mobility Hub	-
Apartment Dwellings	3.1.3
Educational Services	-
Energy Generation	-
Live-Work Units	3.1.3
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	Part 6-4.1
Storage Facility	3.1.3
Accessory Use	
Showroom or Display Area	3.1.3
Other Accessory Buildings, Structures, and Uses	Part 6-1.6, 3.1.3

3.1.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All E1 District Uses	(1) All permitted uses involving the manufacturing, warehousing, or storage of hazardous waste and dangerous goods, as defined under the *Environmental Management Act*, shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. (2) No outdoor storage areas shall be located within any required street yard setback. (3) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Principal Uses	
Animal Care	(1) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. (2) Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face.

	(3) Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Assembly and Entertainment	(1) Nightclubs not permitted.
Cannabis Processing Facility	(1) All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. (2) Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. (3) The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Industrial Fueling Station	(1) Must meet the conditions of use for Service Stations in Part 6-4.2.
Nurseries and Greenhouses	(1) Must be enclosed within a building or structure. (2) Keeping of livestock, with the exception of insects, and the growing of mushrooms or other products in a manure-based medium is not permitted.
Recreation and Fitness	(1) Indoor pistol and rifle ranges may only be established subject to the following conditions: (a) Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges. (b) Compliance with the applicable regulations of the *Fire Services Act* and the Burnaby Noise or Sound Abatement Bylaw. (c) Shall require contracting the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum decibel level as indicated in the Burnaby Noise or Sound Abatement Bylaw, measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above. (d) Shall be located 60 m or more from a lot with a principal residential use, measured directly from property line to property line.
Secondary Uses	
Apartment Dwellings	(1) Apartment dwellings must be: (a) restricted to residential rental tenure; (b) located on lots within 200 m of a SkyTrain station; and (c) located above a principal use, and not on the ground level. (2) Apartment dwellings must contain non-market rental housing units based on the minimum percentage for required inclusionary rental units set out in Part 5 Table 5-1.3 for the applicable quadrant. The maximum rental rate for non-market rental housing units must be below the rental rate for any market rental units provided.

Live-Work Units	(3) The residential portion of a live-work unit is only permitted in conjunction with a E1 District principal use and may not exceed a floor area of 112 m^2 per dwelling unit, which must be clearly identified on the Building Permit application. (4) The residential portion of a live-work unit must be located above the associated E1 District principal use(s) and is not permitted on the ground level. (5) The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used primarily for work purposes. Neither shall be converted to other uses. (6) An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Storage Facility	(1) Not permitted within 400 m of a SkyTrain Station. (2) Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Showroom or Display Area	(1) For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.
Other Accessory Buildings, Structures, and Uses	(1) The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

3.1.4 Built Form and Siting

3.1.4.1 General

Subject to Sections 3.1.4.2 and 3.1.4.3**,**

Regulations	E1
Height	
Maximum Height	8 storeys
Minimum Lot Line Setbacks	
Street Yard	Front: 6.0 m | Flanking: 4.5 m
Lane Yard	3.0 m
Interior Side Yard	3.0 m
Interior Rear Yard	3.0 m

3.1.4.2 Height

(1) Additional storeys may be permitted where a lot includes a residential overlay zoning district subject to applicable overlay zoning provisions in Part 6-2.0.

3.1.4.3 Setbacks

(1) Where a lot is separated by a street from a lot in an A or R District, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.

(2) Where a lot abuts a lot in an A or R District or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.

(3) An interior side yard may be reduced to 0.0 m, provided it does not abut a lot in an A or R District and provided that the other side yard has a width of not less than 6.0 m.

3.1.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

(a) Part 4: General Regulations
(b) Part 5: Rental Housing and Bonus Incentives
(c) Part 6: Specific-Use Regulations
(d) Part 7: Parking, Loading, and Mobility