



**For Sublease**

## **8261 Fraser Reach Court, Burnaby, B.C.**

79,436 SF Tier-One Distribution Center in Big Bend

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## Offering Highlights

- ✓ 79,436 SF tier-one distribution centre
- ✓ 32' clear ceiling height
- ✓ Brand-new, high-quality office space
- ✓ 17 dock level loading doors (with levelers) & 2 grade level loading doors (with ability to add 2 more dock positions)
- ✓ Extensive natural light and glazing
- ✓ Excellent nearby amenities and transit access
- ✓ Available September 1, 2023

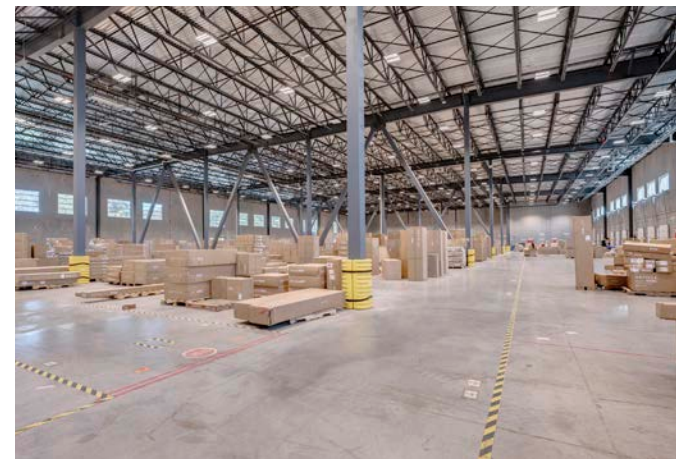
### Opportunity

To sublease up to 79,436 SF of recently completed, high efficiency tier-one distribution space in the heart of Metro Vancouver in Oxford's Riverbend Business Park. The property is available for occupancy September and is equipped with an array of high-end building features including but not limited to ESFR sprinklers, an exceptional loading door ratio, 32' clear ceilings, electric forklift chargers, and motion sensor LED lighting. 8261 Fraser Reach Court also offers exceptional quality turn-key office space.

### Location

8261 Fraser Reach Court is prominently located on the corner of Riverbend Drive and Fraser Reach Court within the Big Bend area of South Burnaby. Located in the geographic center of Metro Vancouver, this property offers a commute and distribution time advantage to the population centers of Vancouver, Burnaby and Richmond. As one of the newest industrial business parks in Metro Vancouver, it is home to businesses including but not limited to Amazon, Olympia Tile, Canada Post, Canadian Motion Picture Park, and Iron Mountain.

This highly sought after location provides convenient vehicle and public transit access for customers and employees. 8261 Fraser Reach Court is within minutes of a bus stop with service from both the Metrotown and Edmonds Sky Train stations from 5 AM to 12:30 AM daily.



## Zoning

CD (Comprehensive Development) – based on the M1/M2/M3/M5 – Manufacturing, General, Heavy, and Light Industrial zoning bylaws granting a broad range of uses.

## Available Area

Ground Floor Office	4,580 SF
Warehouse Area	74,856 SF
<b>Total Area</b>	<b>79,436 SF</b>

## Basic Rent

Please contact listing agents

## Estimated Operating Costs and Taxes (2023)

\$5.62 per SF, inclusive of management fees

## Sublease Term

Up to September 30, 2026 with potential headlease availability options

## Availability

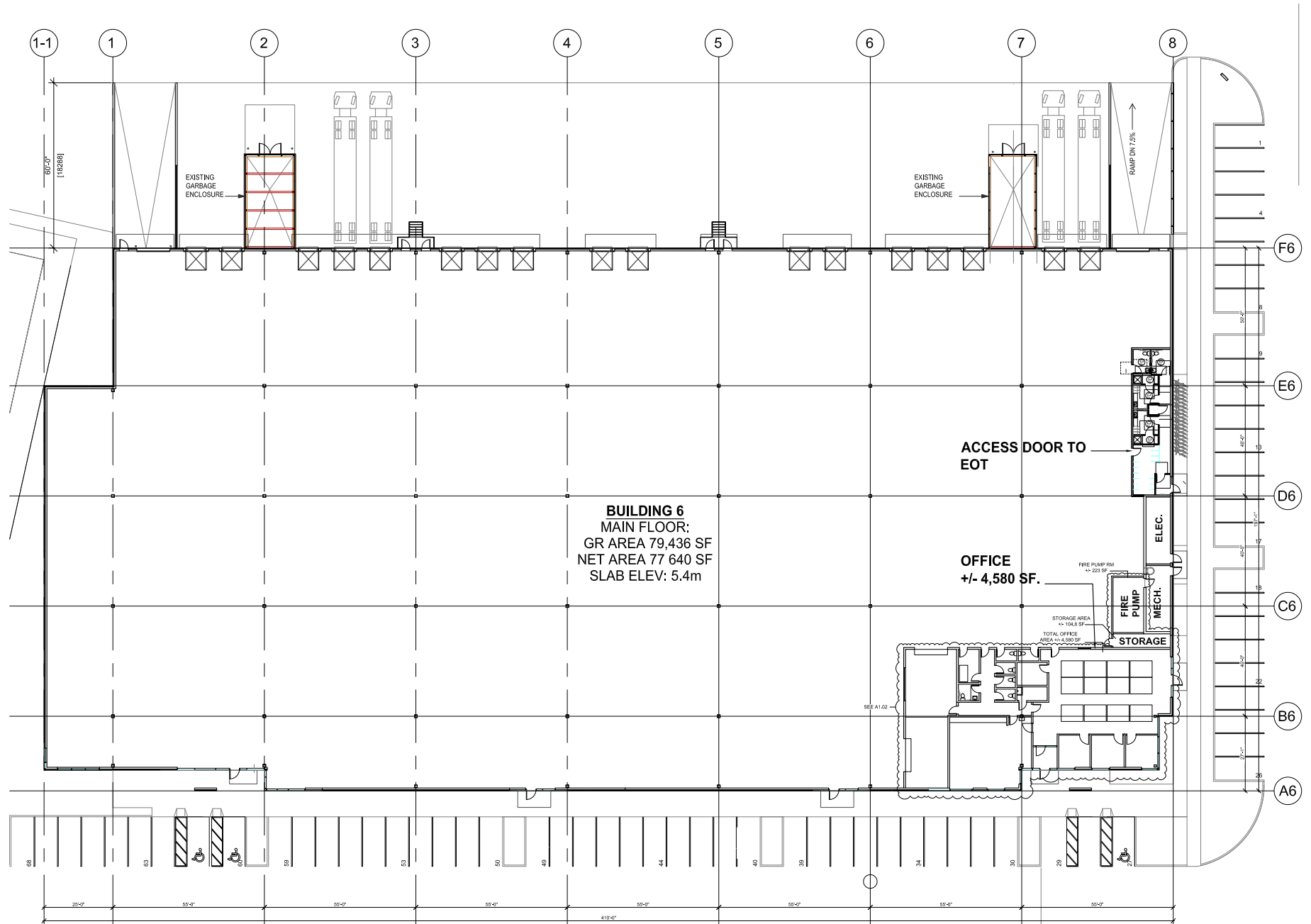
September 1, 2023



# Building Features

- High quality concrete tilt-up construction with outstanding corporate appeal
- 32' clear warehouse ceiling height
- 17 dock level loading doors (with ability to add 2 more dock positions)
- 2 grade level loading doors
- Concrete apron within loading court
- 500 lbs per SF floor load capacity
- 55' (w) x 40' (d) typical column grid
- ESFR K-25 sprinkler system that can accommodate products up to and including Group A plastics
- Gas-fired unit heaters
- LED lighting
- Electric forklift charging station
- High quality turn-key office space includes reception area, multiple washrooms, lunchroom, private offices, and conference rooms
- 112 vehicle parking spaces

# Floor Plan





# Area Businesses and Amenities

1	Bridge Studios
2	Ballard Power
3	MBS Studios
4	Best Buy
5	Ritchie Bros Auctioneers
6	Dorigo Systems
7	MBS Studios
8	Amazon
9	Cactus Club Cafe
10	Starbucks
11	Boston Pizza
12	McDonald's
13	Tim Hortons
14	White Spot
15	Canadian Tire
16	Save on Foods
17	CMPP Studio
18	CMPP Studio
19	Stylus Furniture
20	Snow Cap
21	JJ Bean
22	K-Bro Linens
23	Refrigerative Supply
24	Amazon
25	Canada Post
26	Olympia Tile + Stone
27	Mercedes-Benz
28	MBS Studios







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