MARINE + BOUNDARY

8700 & 8790 Boundary Road, Burnaby



Developed By

CEDAR COAST

Marketed By

AVISON YOUNG

Opportunity

Marine + Boundary features thirty-two (32) strategically designed, high-exposure, small-bay industrial strata units totalling 110,908 sf throughout two buildings.

All units at **Marine + Boundary** have been meticulously designed and built to elevate your business with innovative, functional, and contemporary floor plans. Units range from 2,324 sf up to 7,175 sf, with the ability to combine available units for larger contiguous space, providing flexibility for your business needs.

Now is your opportunity to elevate your business by owning a cutting-edge strata industrial space at **Marine + Boundary.**

FRONT GRADE-LOADING

Units starting at 2,324 sf

REAR GRADE-LOADING

Units starting at 3,946 sf

FULL BUILDING OPPORTUNITIES

Available units can be combined for larger contiguous space

ZONING

E1 - Employment District

BASE BUILDING COMPLETION

Building A: Now ready for occupancy
Building B: 13 months after mobilization

Your Gateway to Unmatched Connectivity

Marine + Boundary's advantageous location at the crossroads of SE Marine Drive, North Fraser Way, and Boundary Road provides a key competitive edge for industrial businesses. The immediate access to these major transportation routes ensures swift and efficient connectivity and facilitates the movement of goods and services throughout Metro Vancouver. The proximity to major highways such as Highway 1, Highway 1A, Knight Street Bridge, Highway 91A, and Highway 99 further amplifies accessibility, creating efficient connections to neighbouring industrial zones, including Richmond and Annacis Island. **Marine + Boundary's** central location has strategic benefits that not only streamline logistical operations, but also provide quick links to Vancouver International Airport (YVR), the Port of Vancouver, Metrotown, and Downtown Vancouver.

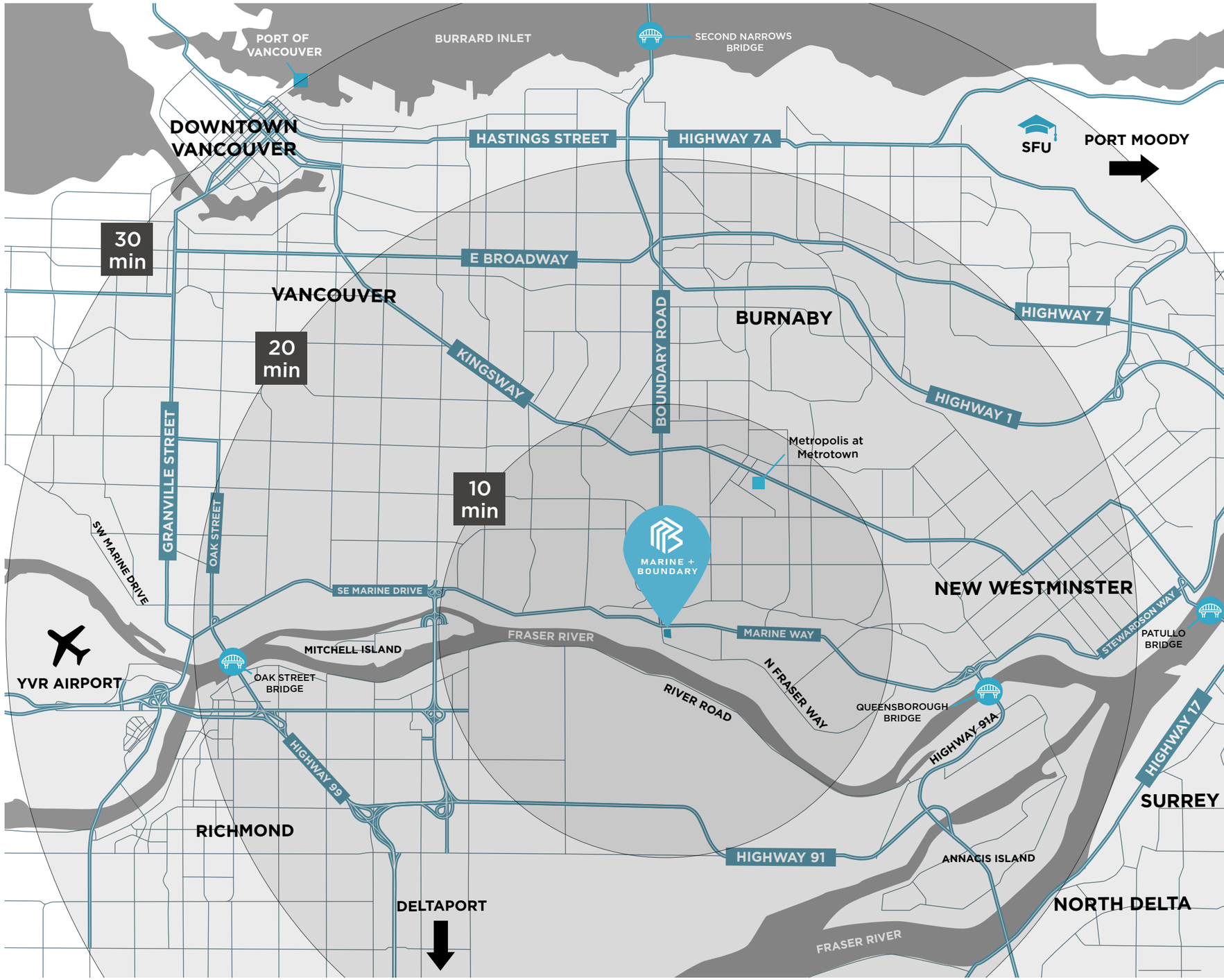
Situated on one of the most prominent corners in South Burnaby, owners at **Marine + Boundary** will benefit from the high-exposure location, with over 67,000 cars driving by per day. Being positioned at the core of this well-connected network offers industrial businesses an unparalleled advantage with streamlined transportation and supply chain logistics. This optimal location positions future owners in the epicentre of Metro Vancouver's industrial market.

LOCAL LABOUR FORCE | 2023 EST.

270,170
Population

147,658
Labour force

21.8% (32,166)
Skilled trades labour force



Nearby Amenities

RESTAURANTS

1. Romer's Burger Bar
2. Starbucks
3. LOCAL Public Eatery
4. A&W
5. Tim Hortons
6. Cactus Club Café
7. White Spot
8. Boston Pizza
9. Nando's
10. Earls Kitchen & Bar
11. Sushi Garden
12. Grand Crystal Seafood Restaurant
13. ZUBU Ramen

ACCOMMODATION & ENTERTAINMENT

1. Riverway Sports Complex
2. Riverway Golf Course
3. Starlight Casino
4. Element Hotel Metrotown
5. Hilton Hotel Metrotown
6. Central Park
7. Grand Villa Casino & Hotel

SHOPPING

1. Metropolis at Metrotown
2. Save-On-Foods
3. Everything Wine
4. Shoppers Drug Mart
5. The Crystal Mall
6. Big Bend Crossing
7. The Home Depot
8. IKEA Richmond
9. Walmart Supercentre
10. Canadian Tire
11. Staples
12. Oakridge Mall
13. Real Canadian Superstore
14. Safeway

COMMUNITY RESOURCES

1. Burnaby Hospital
2. Champlain Heights Community Centre
3. British Columbia Institute of Technology
4. Langara College
5. Killarney Community Centre
6. Michael J Fox Theatre



360° Access

Strategically positioned at the geographic centre of the Lower Mainland, South Burnaby distinguishes itself with a dynamic economic landscape. As part of the third-largest municipality in British Columbia, South Burnaby has transformed into a key industrial hub driven by a diverse array of industries, including technology, distribution, and manufacturing. This central location streamlines business activities with seamless connectivity to regional and global markets.

At **Marine + Boundary**, your business will be strategically positioned at the heart of this dynamic and business-friendly environment. **Marine + Boundary's** appeal extends beyond location and logistics, as it offers direct access to a diverse and skilled local workforce. This location also benefits from convenient access to nearby urban amenities, including retail and dining establishments, as well as public transportation options like the Patterson and Royal Oak SkyTrain Stations. **Marine + Boundary** is perfectly suited for the modern business owner and employees seeking not only logistical efficiency and connectivity but also a strategic base for sustained growth and success.

Zoning & Type of Businesses

Marine + Boundary is South Burnaby's latest state-of-the-art industrial strata complex, developed by Cedar Coast and built by Orion Construction. Strategically designed and located, the development boasts two buildings totalling 110,908 sf. Featuring small-bay industrial strata units with the ability to combine available units for a larger contiguous space, the innovative and functional floor plans provide flexibility to suit your business needs.

This property is within Burnaby's Employment District Zone (E1), which accommodates a wide range of light industrial, commercial, and private recreational uses, such as:

- Storage, workshops, and yards
- Offices, research and development
- A variety of manufacturing, processing, wholesale, finishing or packaging uses
- Public utility buildings and installations
- Animal training and daycare facilities
- Trade school, studios, and contracting
- Child care and health care facilities
- Cannabis processing facility
- Assembly and entertainment
- Recycling centre
- Recreation and fitness
- Commercial kitchen and restaurant
- Accessory buildings and uses, including live-work units, internal display, internal storage, and internal retail sale of goods produced or stored on the premises
- Warehousing and distribution

* For a full copy of the zoning bylaw, please click here



Building A

8700 BOUNDARY ROAD

Features ten (10) small-bay units with enclosed mezzanines and rear grade-level loading. Units range from 3,946 sf up to 7,175 sf and can easily be combined.

Building B

8790 BOUNDARY ROAD

Features twenty-two (22) small-bay units with enclosed mezzanines and front grade-level loading. Units range from 2,324 sf up to 5,144 sf and can easily be combined.

Premium Quality Features & Specifications

- Insulated concrete tilt-up construction
- Contemporary storefront with extensive glazing
- ESFR sprinklers
- Gas-fired unit heaters
- Clear Ceiling Height
  Building A: 26’
  Building B: 28’
- Front or rear grade-level loading (12’ x 14’)
- 200A at 120/208V
- High-efficiency LED high-bay lighting
- 500 lbs psf warehouse floor load capacity
- Built-in mezzanine space
- 100 lbs psf mezzanine floor load capacity
- Accessible ground floor washroom per unit
- Skylight (5’ x 5’) to provide natural light
- Ample parking
- Exterior bike racks
- 12 month warranty
- Option to combine available units for a larger contiguous space
- Efficient column spacing



The epicentre of Metro Vancouver's industrial market



Project Team

DEVELOPED BY

CEDAR COAST

Cedar Coast is a Vancouver, BC based real estate development and investment firm with a 23-year track record of successful outcomes throughout the Pacific Northwest and 33 active real estate projects in Canada and the United States. With their vast experience in the real estate and development industry, Cedar Coast has approached each investment decision with a long-term view of creating award-winning outcomes for their partners, team, and the communities in which they invest.

CONSTRUCTION BY

ORION CONSTRUCTION

Orion Construction is one of the largest and most innovative design-build commercial contractors in the Lower Mainland. Their dedicated focus on design building commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure. As experts in the pre-construction process, they engage with stakeholders through the initial conceptual drawings, drive detailed design and municipal entitlements, and deliver completed design and permitting documents consistent with the client's expectations, budgets, and schedule.

SALES AND MARKETING BY

AVISON YOUNG

Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.





MARINE + BOUNDARY

MARINEBOUNDARY.COM

CONTACT

Ryan Kerr*
Principal
604 647 5094
ryan.kerr@avisonyoung.com
**Ryan Kerr Personal Real Estate Corporation*

Kyle Blyth*
Principal
604 647 5088
kyle.blyth@avisonyoung.com
**Kyle Blyth Personal Real Estate Corporation*

Ben Lutes
Executive Vice President
604 646 8382
ben.lutes@avisonyoung.com

CEDAR COAST

ORION CONSTRUCTION

AVISON YOUNG

Find out more about this opportunity!

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.