



**FOR LEASE**

UNIT 204

**7426 HEDLEY AVENUE**

BURNABY, BC



## LOCATION

Centrally located in the Kingsway/Beresford Industrial area of South Burnaby just southeast of Kingsway and Gilley Avenue. Quick and easy access to major arterial routes, such as Kingsway and Marine Way, and the Edmonds Skytrain (13 minute walk) Station and Royal Oak Skytrain (21 Minute walk) Station are both easily accessible.



## Flavio Unti

Senior Associate

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UNIT 204

# 7426 HEDLEY AVENUE

BURNABY, BC

## THE PROPERTY

This high quality multi-tenant warehouse and office complex is constructed of concrete and concrete block. It is very well maintained, offering very functional units with a good corporate image and clean tenant uses.

## FEATURES

- Store front entrance
- Finished air conditioned office, with a mix of private offices, meeting room open plan areas & lunchroom
- Two (2) washrooms
- Sprinklered
- Well lit clear span warehouse
- 3-phase electrical service
- 1 grade level loading door & common dock loading platform
- In floor radiant heating
- Ample free surface parking plus street parking
- Close to Transit and Skytrain

## ZONING

M-2 General Industrial District

Allows a wide range of manufacturing, wholesaling, distribution, general storage and ancillary commercial uses. This flexible zoning also allows all the uses under the M-1 zoning bylaw. Copies of both bylaws available.

## AVAILABLE AREA

### UNIT 204

Warehouse

1,568 sf

Second Floor Office with A/C

1,505 sf

**Total Area**

**3,073 sf**

## ASKING NET LEASE RATE

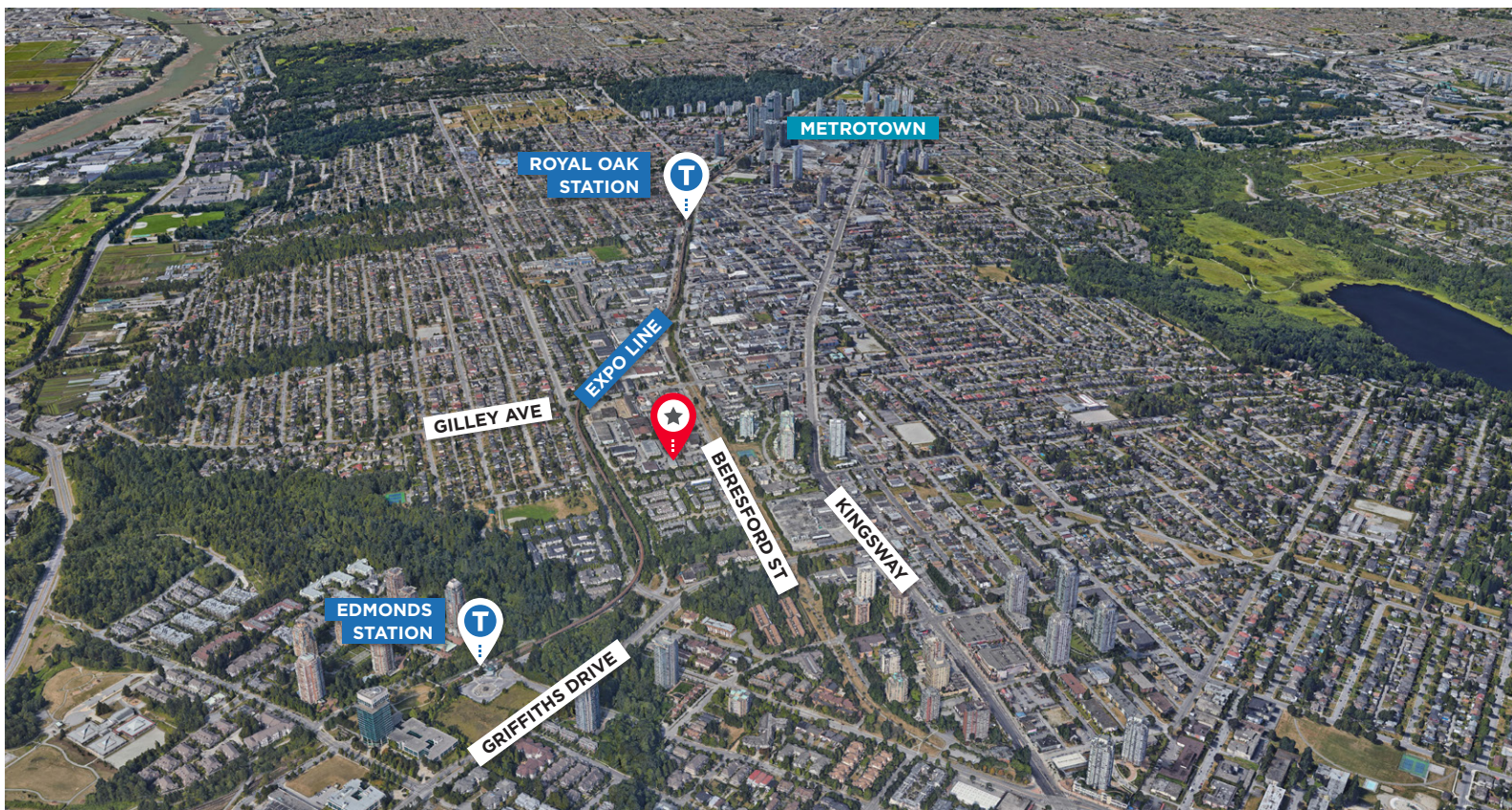
\$17.50 psf, per annum

## PROPERTY TAXES & OPERATING COSTS

\$8.59 psf, per annum (est. 2024)

## ASKING MONTHLY GROSS RENT

\$6,682.00 plus GST & Utilities



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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