UNIT 5

7541 CONWAY AVENUE

BURNABY, BC

RARE 4,069 SF SMALL BAY WITH DOCK LOADING / FOR LEASE

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OVERVIEW RARE 4,069 SF SMALL BAY WITH DOCK LOADING / For Lease

LOCATION

The subject property is located one block south of Beresford Street and East of Gilley Avenue in the Beresford corridor of South Burnaby. The location provides close proximity to Edmonds and Royal Oak SkyTrain Stations.

BUILDING FEATURES

- Mix of private offices and open plan
- Dock level loading
- Air conditioned offices
- 3 phase power
- Abundant natural light
- Surface parking
- Fully fenced and secure complex

ZONING

M-2 (General Industrial District)

ASKING RENT

$19.50 PSF

ADDITIONAL RENT

$6.71 PSF (2026 Estimate)

AVAILABLE AREA

Main Floor	2,669 SF
Second Floor	1,400 SF
Total Area	**4,069 SF**

AVAILABILITY

Immediately

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PHOTOS RARE 4,069 SF SMALL BAY WITH DOCK LOADING / For Lease

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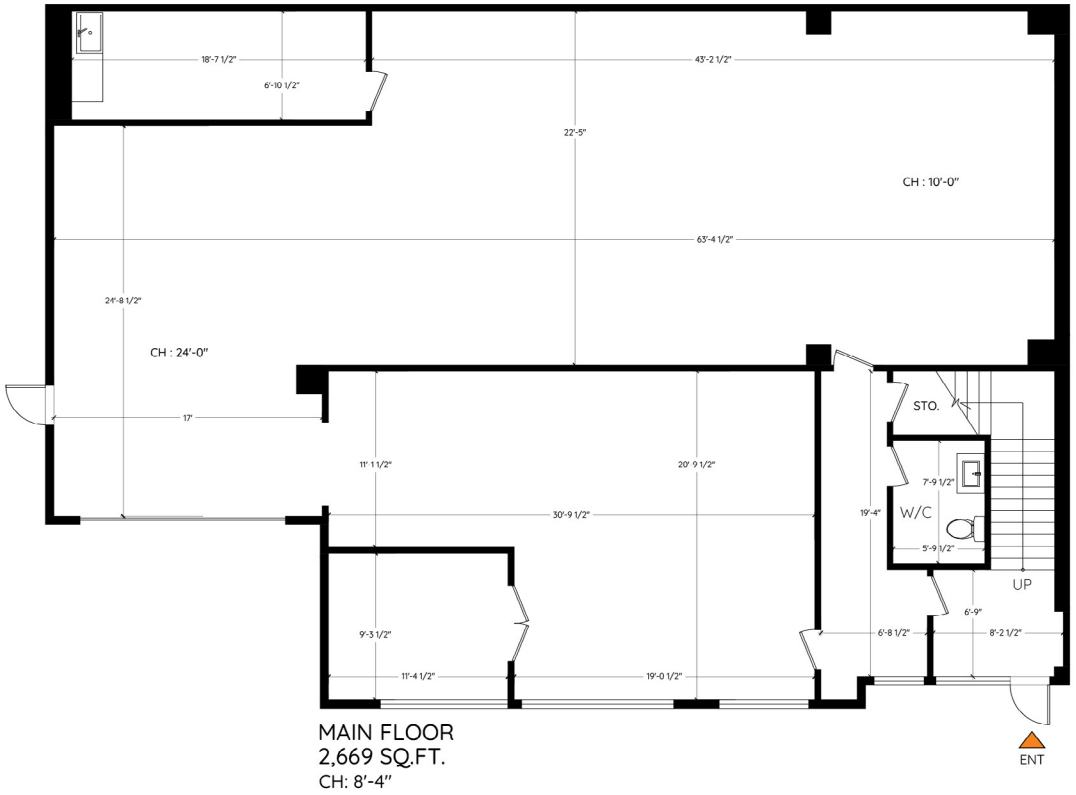
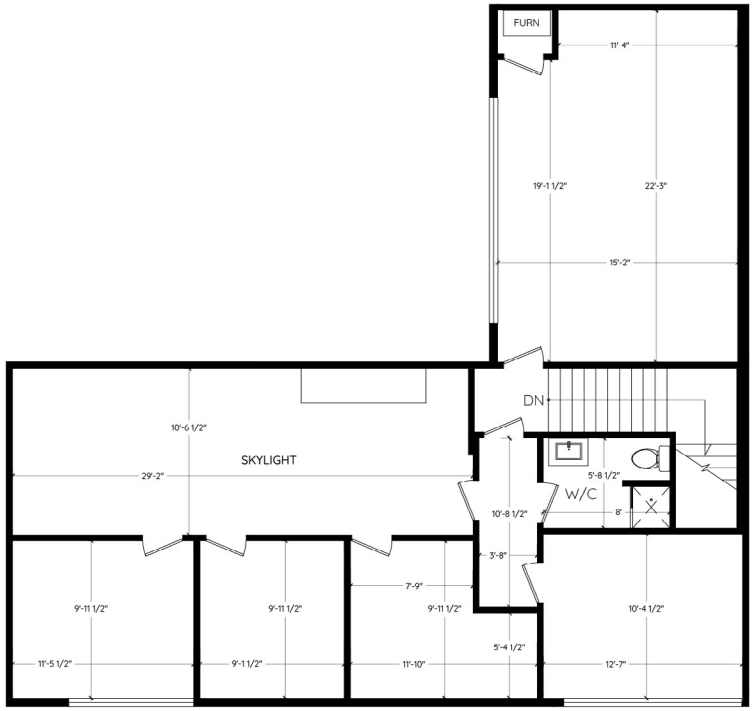
FLOOR PLAN RARE 4,069 SF SMALL BAY WITH DOCK LOADING / For Lease



MAIN FLOOR
2,669 SQ.FT.
CH: 8'-4"



UPPER FLOOR
1,400 SQ.FT.
CH: 9'-8"

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NEIGHBORHOOD MAP

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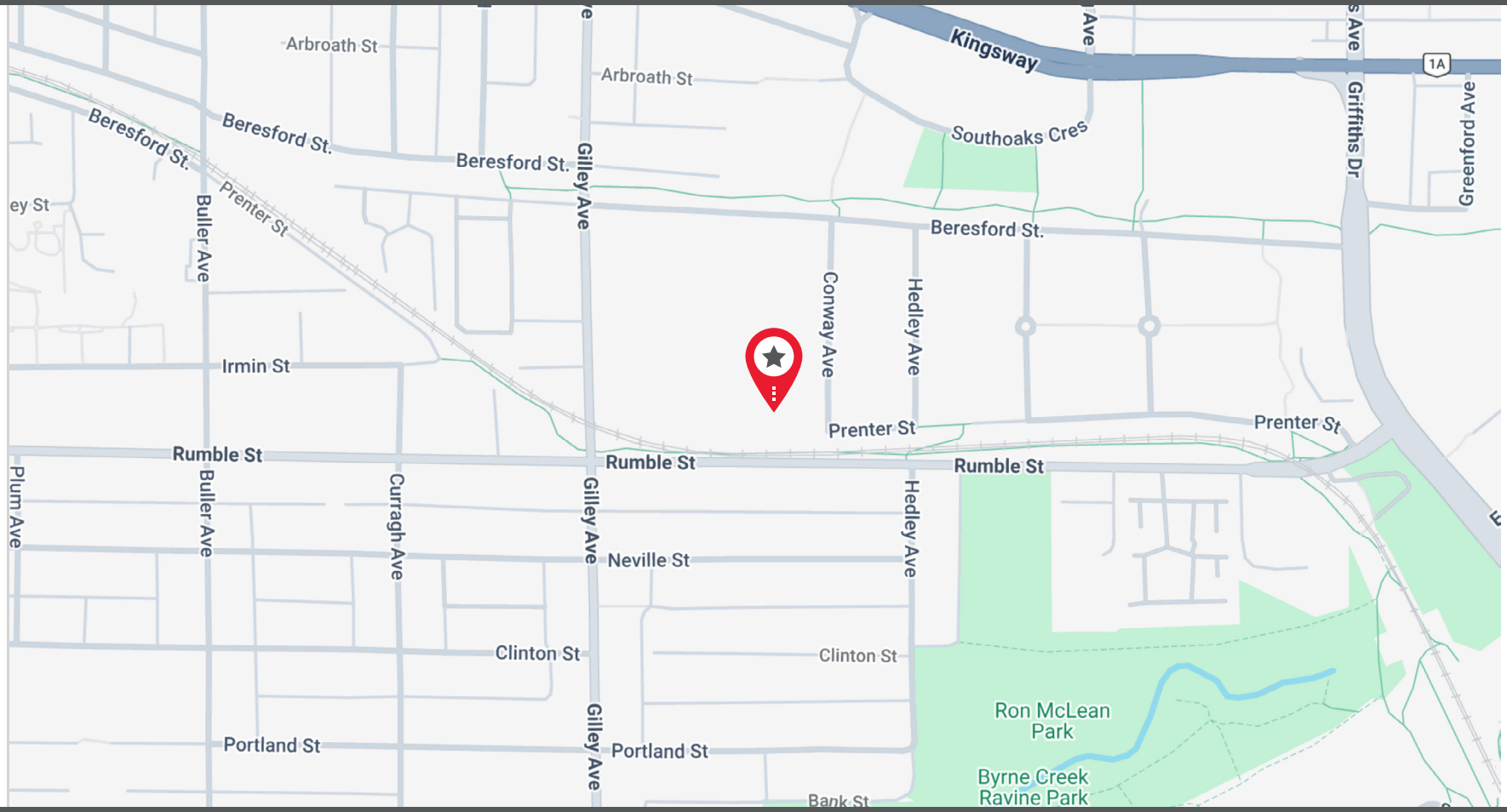

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