



RARE 2,632 SF SMALL
BAY WITH DOCK LOADING

7541 CONWAY AVENUE

BURNABY, BC | UNIT 3 | FOR LEASE



 CUSHMAN &
WAKEFIELD

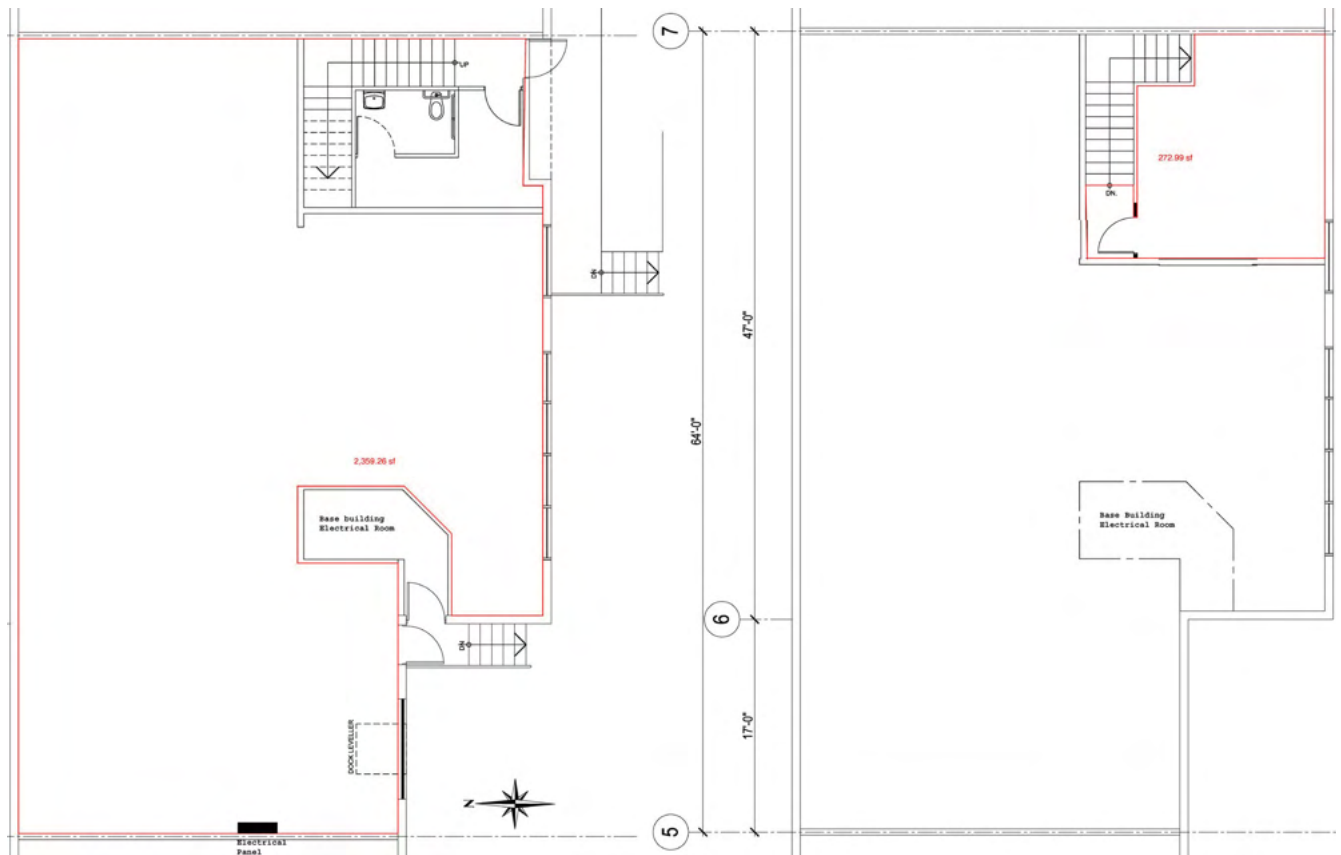
LOCATION

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 warehouse (no columns)
- Small second floor office
- Dock level loading
- Air conditioned offices
- 3 phase power
- Abundant natural light
- Surface parking
- Fully fenced and secure complex

FLOOR PLAN



AVAILABLE AREA

Ground Floor	2,359 SF
2nd Floor	273 SF
Total Area	2,632 SF

ZONING

M-2 (General Industrial District)

LEASE RATE

\$19.50 PSF, NNN

ADDITIONAL RENT

\$6.70 PSF

AVAILABILITY

Immediately

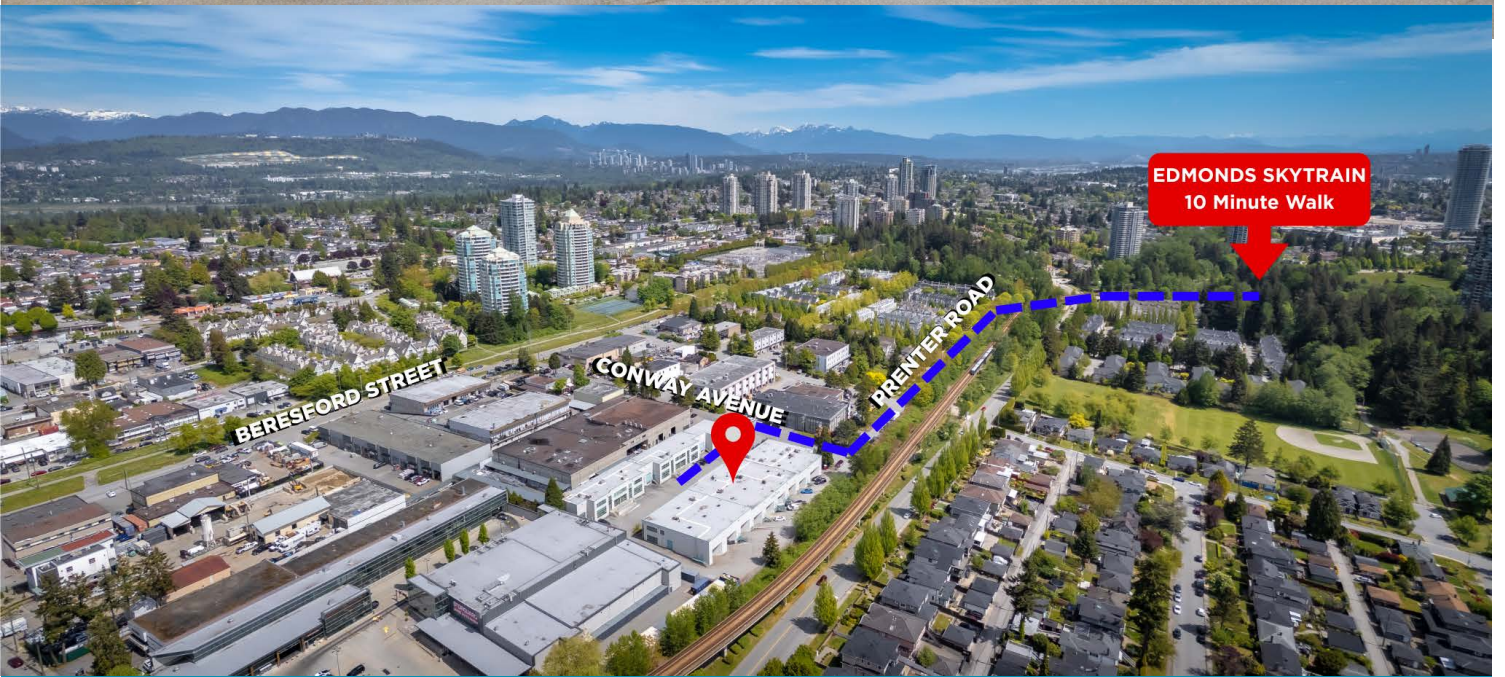
PROPERTY PHOTOS



FOR LEASE

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