



CUSHMAN &  
WAKEFIELD



FOR LEASE

7541

# CONWAY AVENUE UNIT 4

Burnaby, BC

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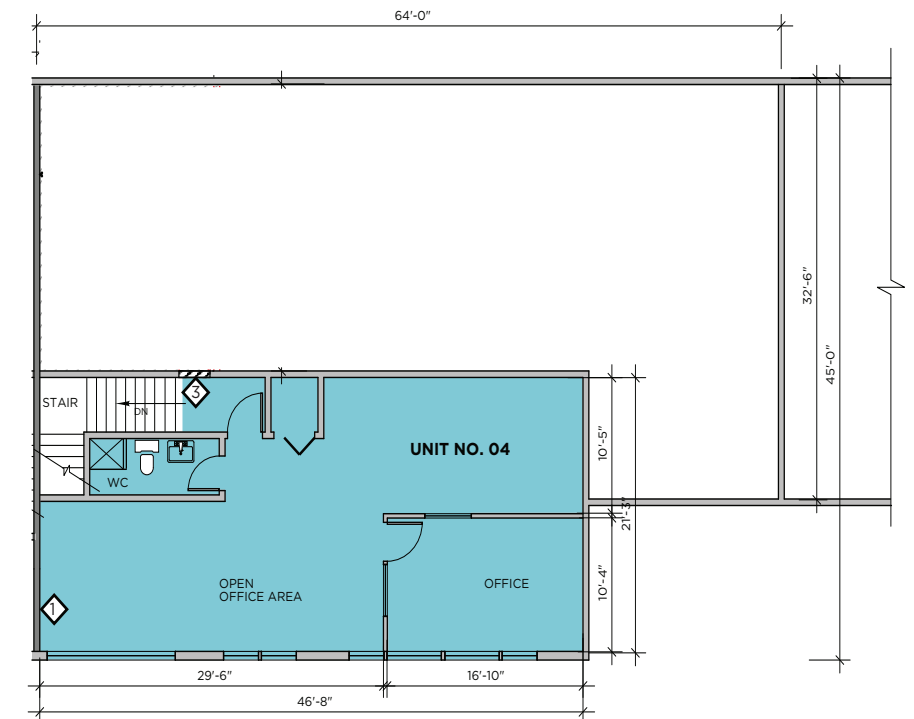
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## 2ND FLOOR

911.17 SF



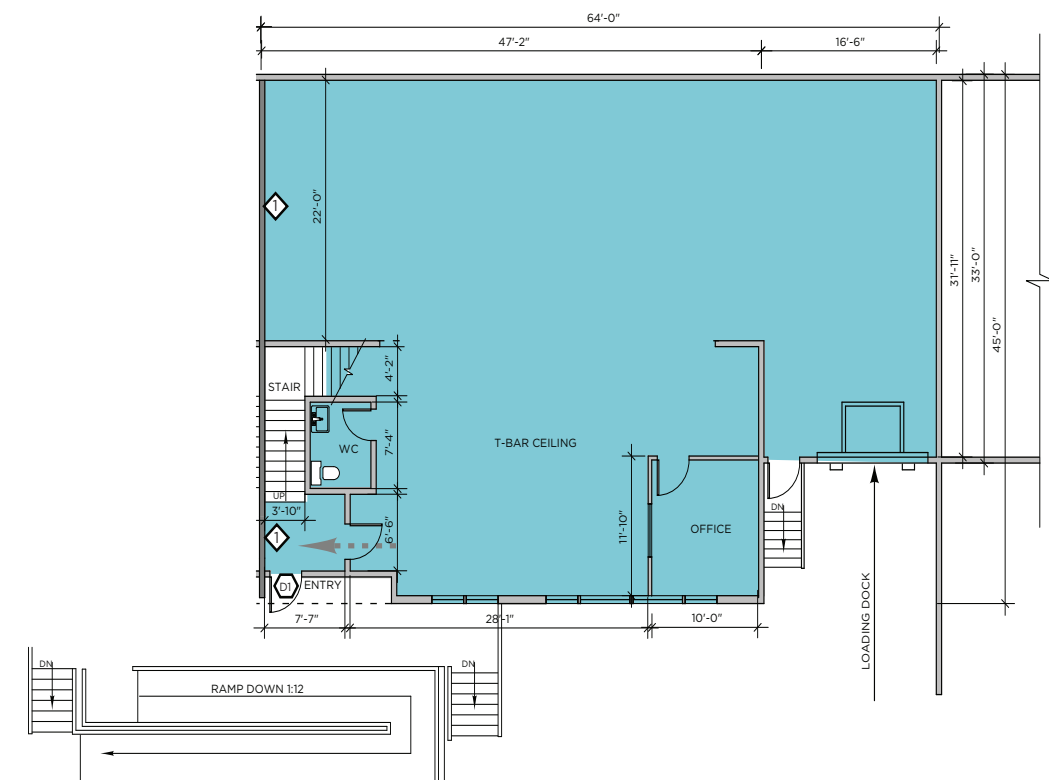
# PROPERTY DETAILS

- Single (1) Front Dock loading bay
- 21' Clear height ceiling in warehouse
- Partial Second floor office walk up
- 3 Phase power (400 Amp)
- Abundant natural light • Surface parking
- Fully fenced and secure complex
- Fob access after 7pm
- M-2 (General Industrial District)



## MAIN FLOOR

2,477.31 SF

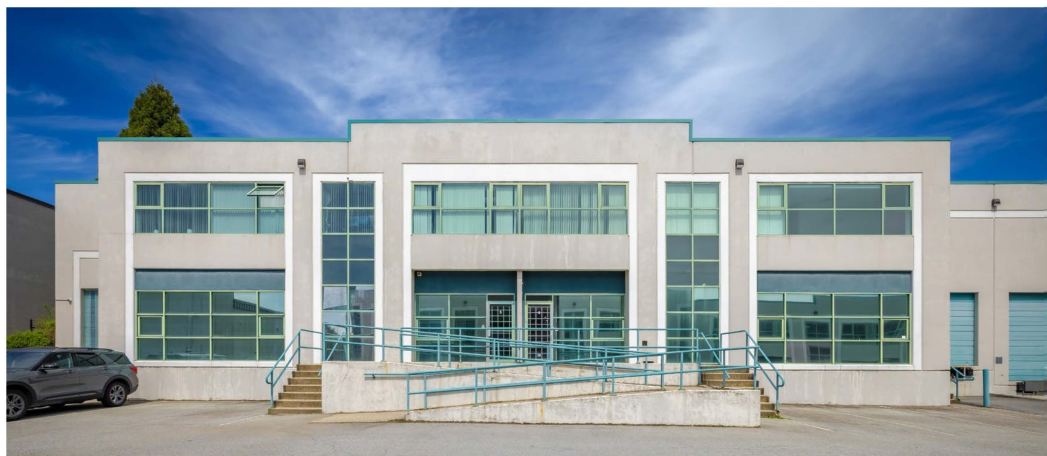


**3,388 SF**  
AVAILABLE AREA

**\$19.50 PSF, NNN**  
ADDITIONAL RENT \$6.05 PSF

**IMMEDIATELY**  
TIMING / AVAILABILITY



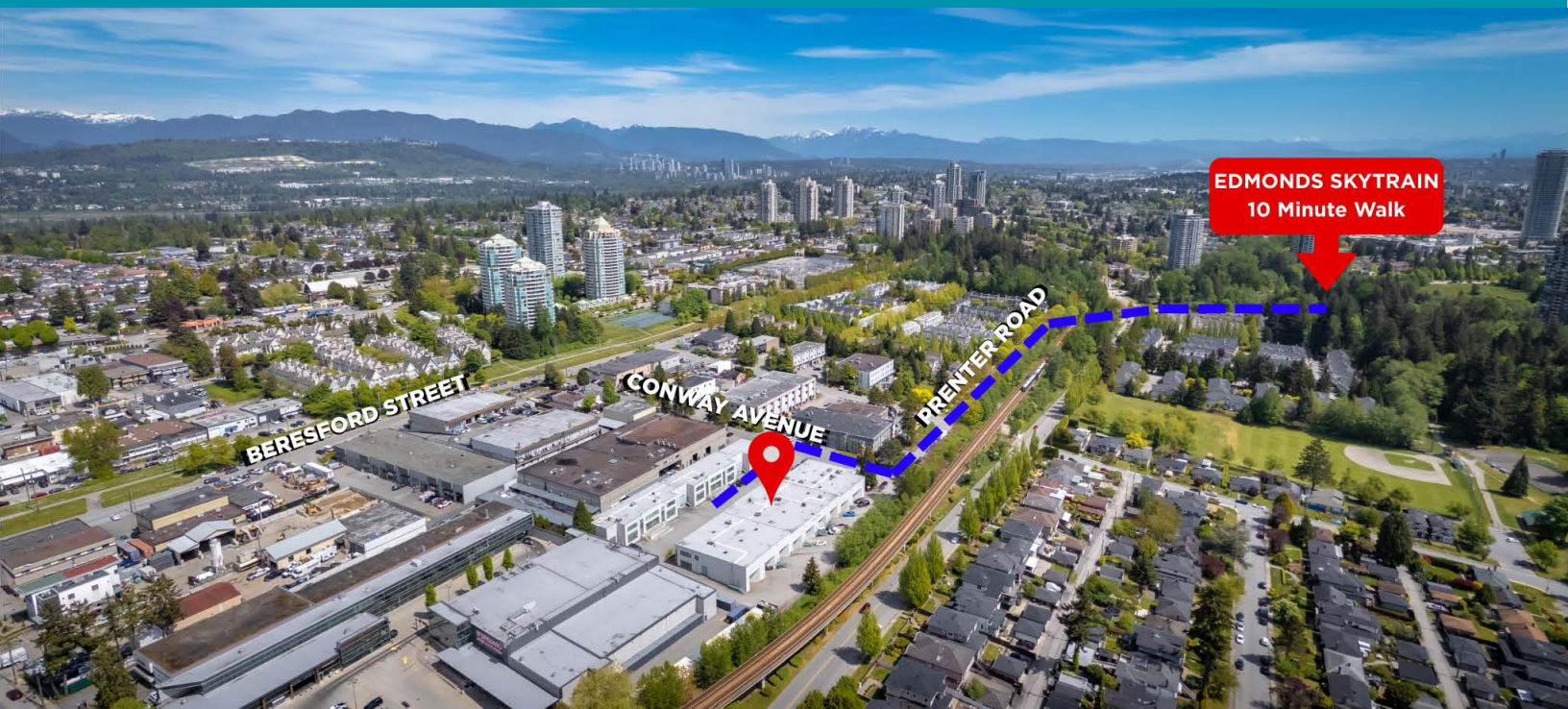






## LOCATION

The subject property is located on 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.



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