

CUSHMAN &
WAKEFIELD



4,969 SF FOR LEASE

7541

CONWAY AVENUE UNIT 6 & 7

Burnaby, BC

Jordan Sengara
Personal Real Estate Corporation
Vice President
Direct: +1 604 640 5845
Mobile: +1 604 782 6066
jordan.sengara@ca.cushwake.com

Brando Riley
Associate
Direct: +1 604 608 5941
Mobile: +1 778 855 7550
brando.riley@cushwake.com



4,969 SF

AVAILABLE
ALL GROUND FLOOR

\$19.50 PSF, NNN

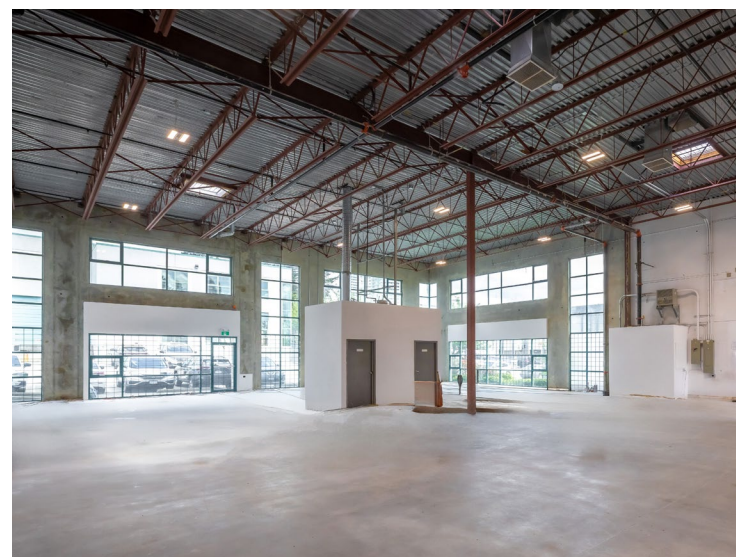
ADDITIONAL RENT \$6.05 PSF

IMMEDIATELY

TIMING / AVAILABILITY

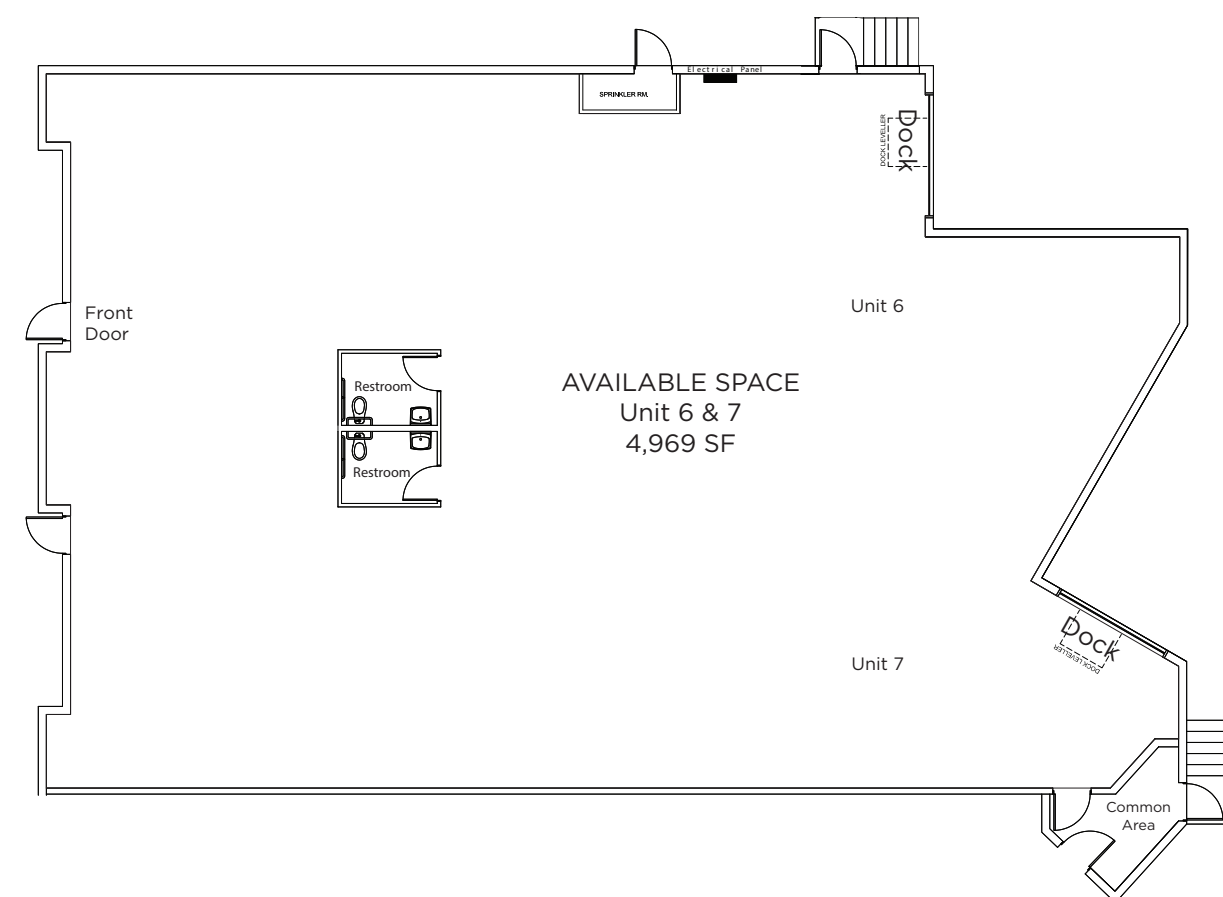
BUILDING FEATURES

- Ground floor warehouse only
- Over 21' clear ceiling height in the warehouse area
- Rear dock level loading (2 docks)
- 3-phase power
- Abundant natural light
- Surface parking
- Fully fenced and secure complex
- Fob access after 7pm
- M-2 (General Industrial District)



1ST FLOOR

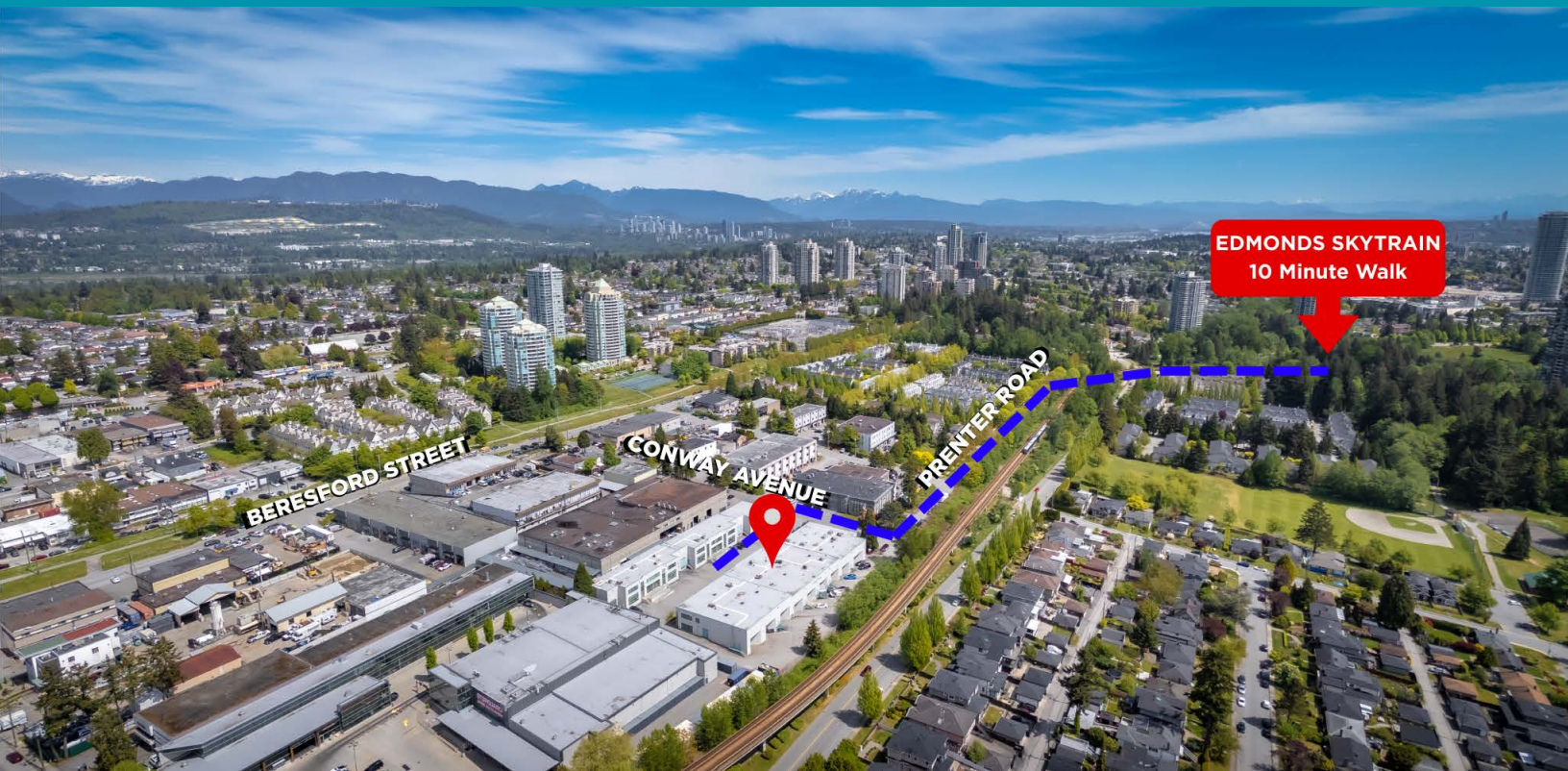
Warehouse	4,969 SF
Total Available Area	4,969 SF





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.



700 West Georgia Street, Suite 1200 / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / +1 877 788 3111 / cushmanwakefield.com

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