



RARE 2,632 SF SMALL  
BAY WITH DOCK LOADING

# 7541 CONWAY AVENUE

BURNABY, BC | UNIT 3 | FOR LEASE



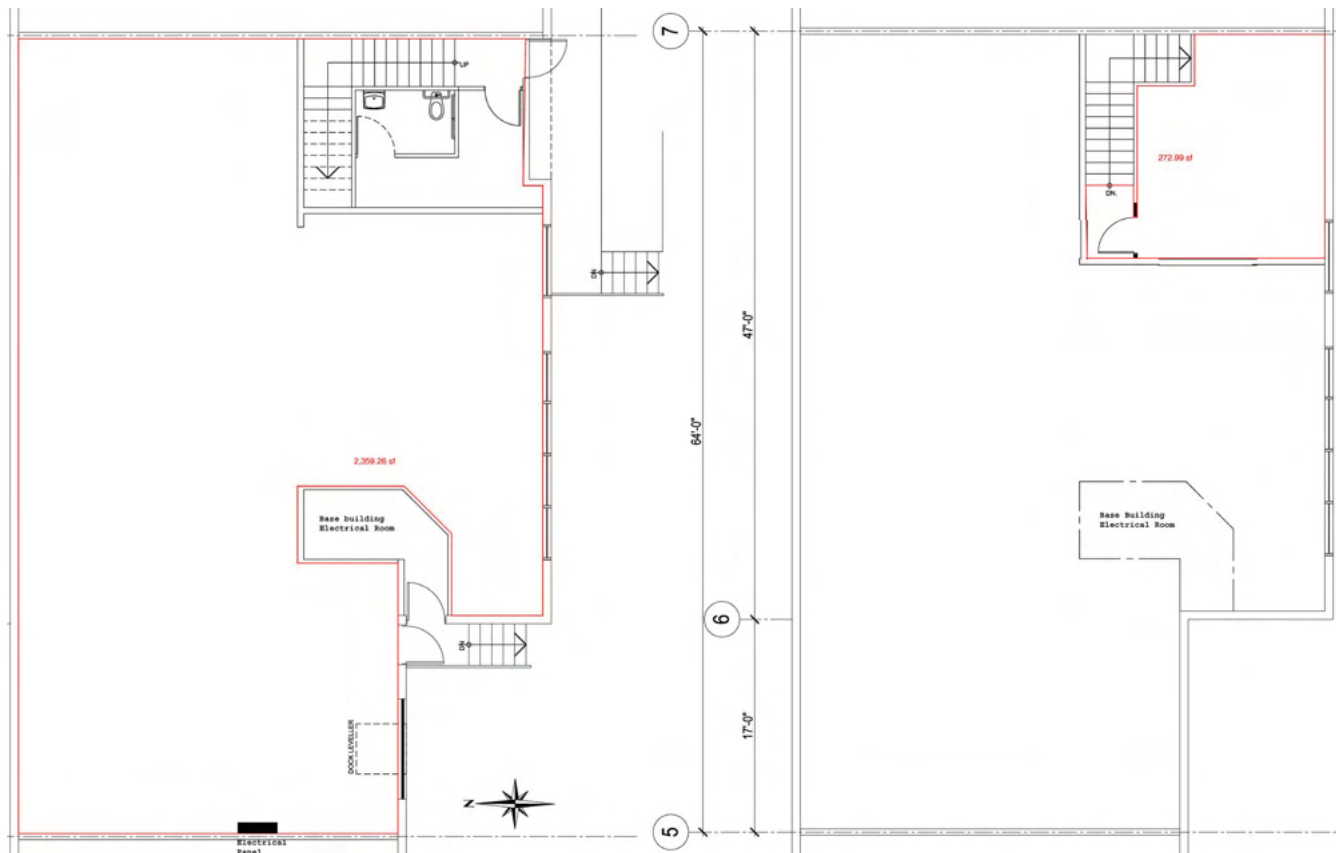
## LOCATION

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 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          |
| <b>Total Area</b> | <b>2,632 SF</b> |

## ZONING

M-2 (General Industrial District)

## LEASE RATE

\$19.50 PSF, NNN

## ADDITIONAL RENT

\$6.05 PSF

## AVAILABILITY

Immediately



# PROPERTY PHOTOS

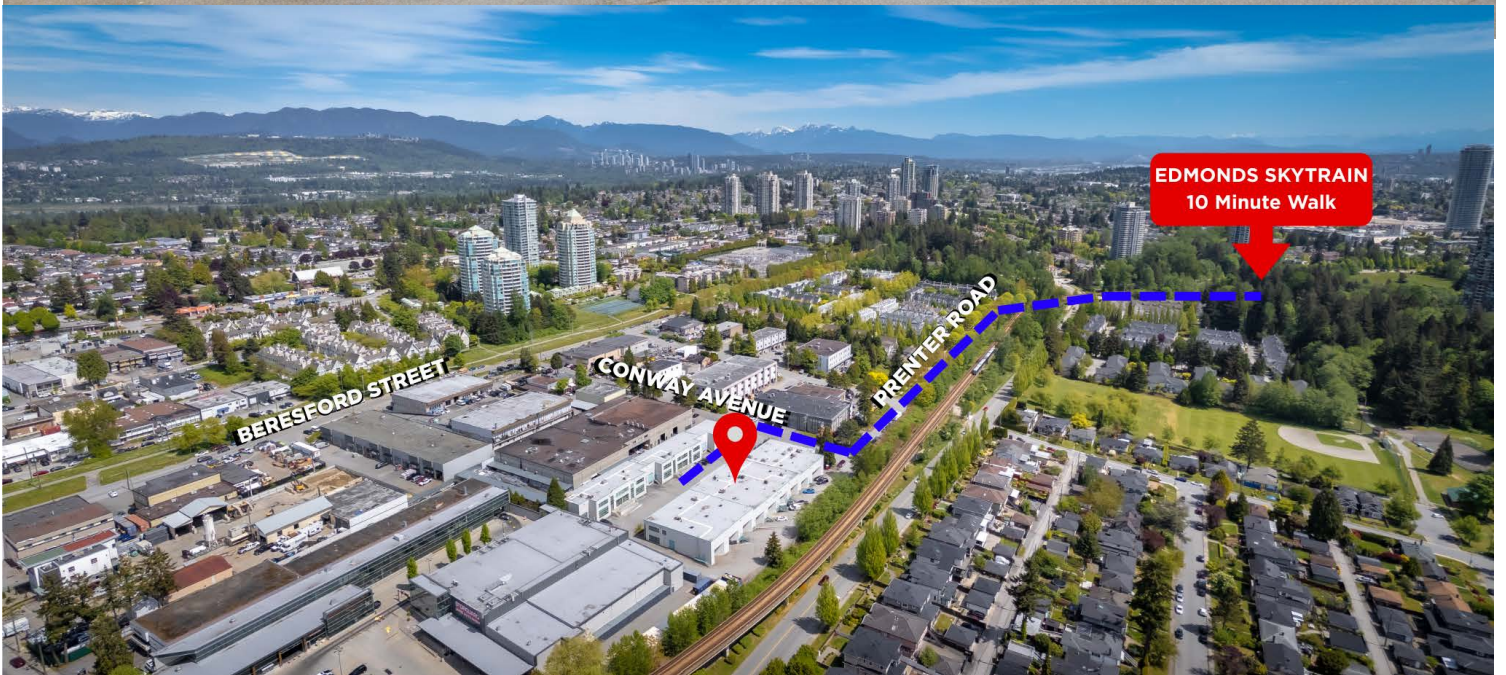




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