



4,969 SF FOR LEASE

7541

# CONWAY AVENUE UNIT 6 & 7

Burnaby, BC

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**4,969 SF**

AVAILABLE  
ALL GROUND FLOOR

**\$19.50 PSF, NNN**

ADDITIONAL RENT \$6.70 PSF

**IMMEDIATELY**

TIMING / AVAILABILITY

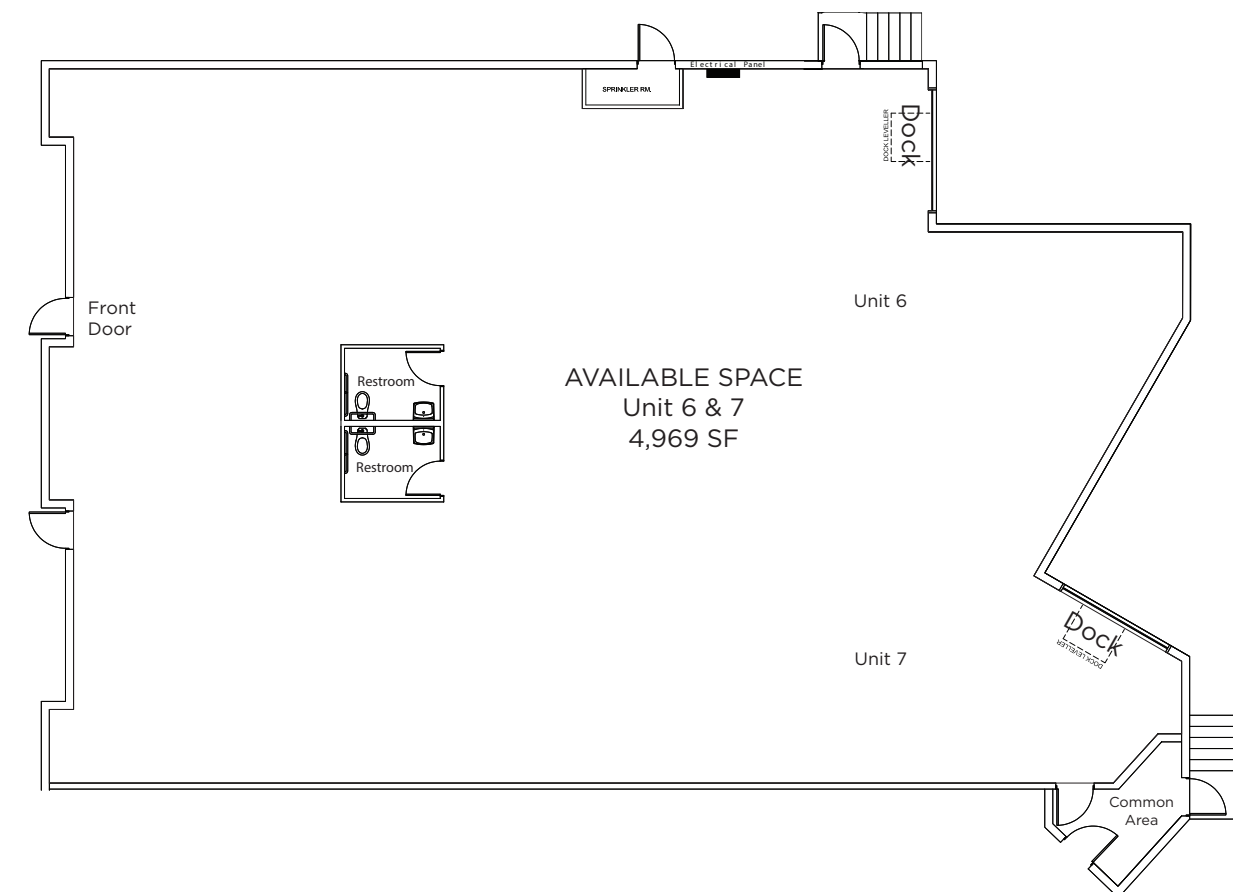
# BUILDING FEATURES

- 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

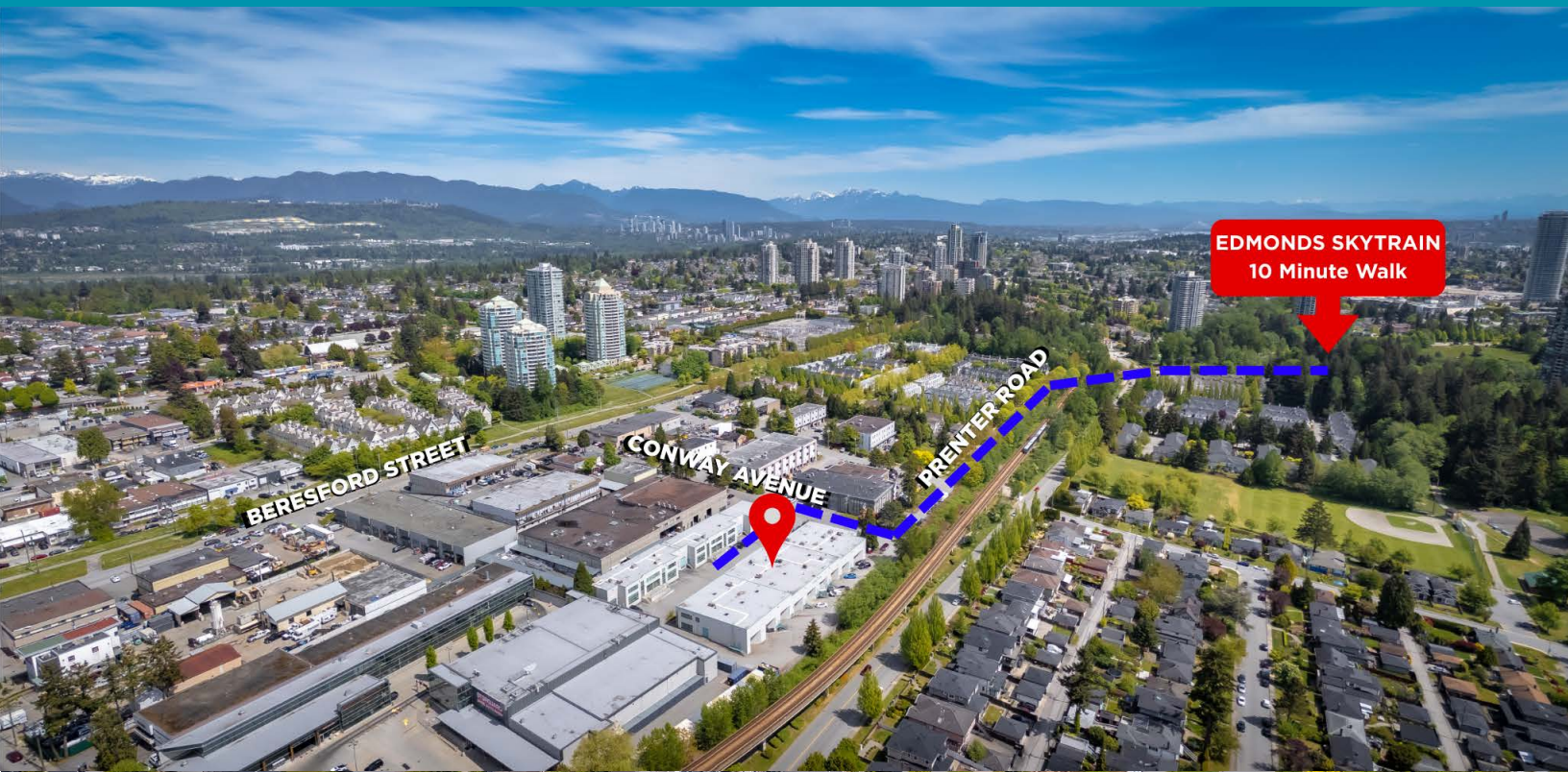
Warehouse	4,969 SF
<b>Total Available Area</b>	<b>4,969 SF</b>





## 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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