



FOR LEASE

3468 BRIDGEWAY ST

VANCOUVER, BC

**12,459 square feet of warehouse and office space
within the Hastings-Sunrise area of Vancouver.**

Owned and managed by

**bosa
properties**

**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS

OPPORTUNITY

To lease a functional warehouse facility within 10 minutes of downtown Vancouver and direct access to the Trans-Canada Highway (Highway #1). The property is ideally situated in Vancouver, at the south end of the Ironworkers Memorial Bridge.

AVAILABLE AREA

Warehouse	11,259 SF
Office	1,200 SF
Total Available	12,459 SF

BUILDING FEATURES

- Located at the south end of the Ironworkers Memorial Bridge
- Fully sprinklered (warehouse)
- Two (2) covered dock level loading doors with levellers
- 3-phase 400 Amps at 480 Volts electrical service
- Ample on-site parking
- Great loading access/egress
- 18' ceiling heights in the warehouse
- Four (4) total washrooms - Two (2) in each the warehouse and office areas

ZONING

I-2 (General Industrial District) Allowing a wide variety of warehousing, wholesale, manufacturing, distribution, ancillary showroom/offices and certain commercial and service uses.

ASKING LEASE RATE

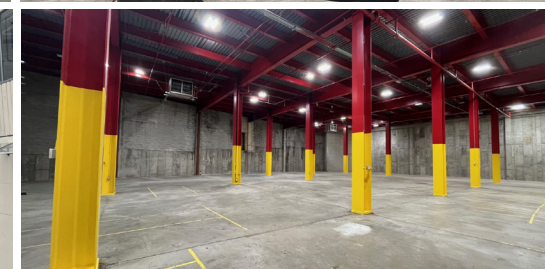
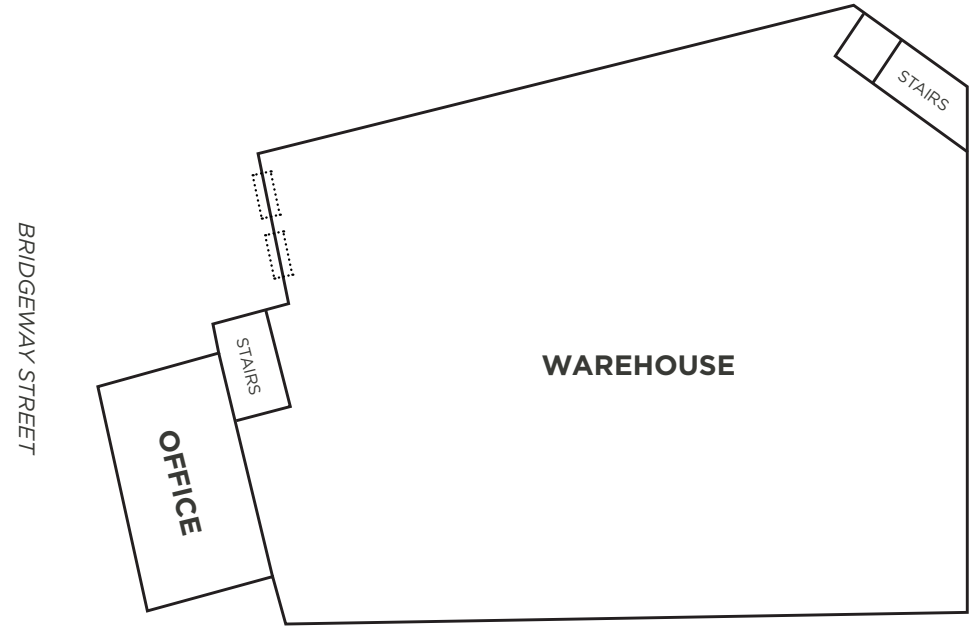
\$19.95 psf, NNN

OPERATING EXPENSES

Approximately \$8.45/SF (2026 estimate)

AVAILABILITY

Immediate



LOCATION



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WAKEFIELD**

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