



**FOR LEASE**

# **3468 BRIDGEWAY ST**

VANCOUVER, BC

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**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
<b>Total Available</b>	<b>12,459 SF</b>

## 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
- Three (3) total washrooms - Two (2) in the warehouse and one (1) in the office area

## 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

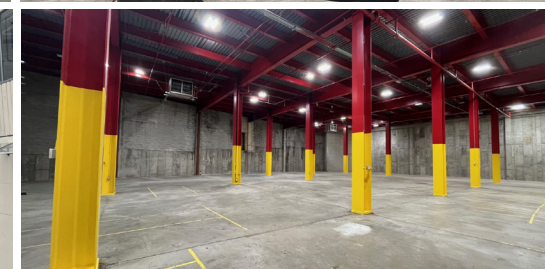
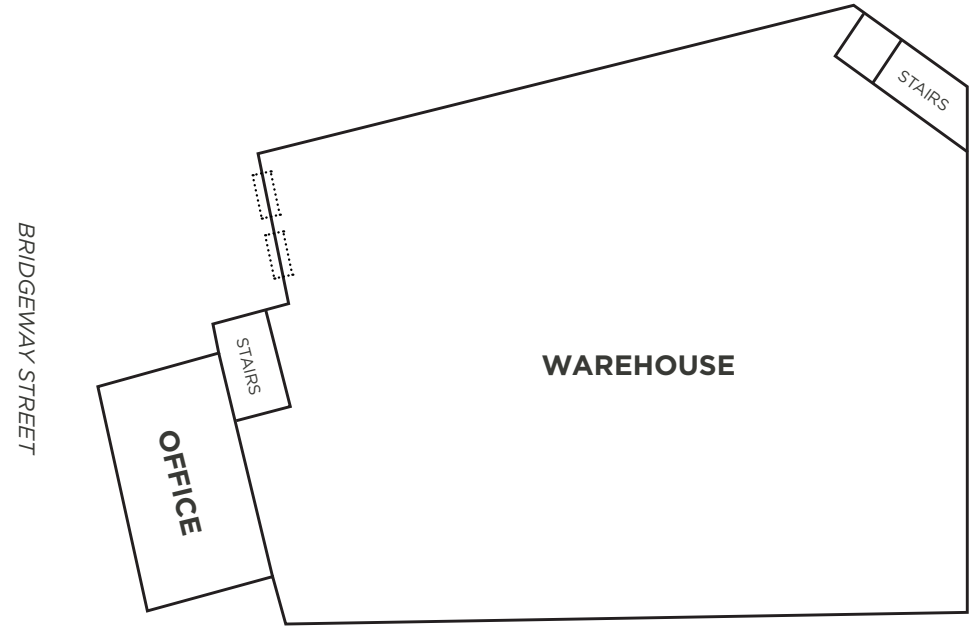
\$19.95 psf, NNN

## OPERATING EXPENSES

Approximately \$8.45/SF (2026 estimate)

## AVAILABILITY

Immediate



# LOCATION



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