FOR LEASE

UNIT 204 / 7426 HEDLEY AVE
BURNABY, BC



CUSHMAN & WAKEFIELD

FOR LEASE

UNIT 204 / 7426 HEDLEY AVE
BURNABY, BC

THE PROPERTY

This high-quality multi-tenant warehouse and office complex is constructed of concrete and concrete block. It is very well maintained, offering very functional units with a good corporate image and clean tenant uses.

AVAILABLE AREA - UNIT 204*

Warehouse	1,568 SF
Second Floor Office with A/C	1,505 SF
Total Area	**3,073 SF**

**Main Floor and Second Floor can be leased separately*

PROPERTY HIGHLIGHTS

- Store front entrance
- Finished air conditioned office, with a mix of private offices, meeting room, open plan areas & lunchroom
- Two (2) washrooms
- Sprinklered
- Well-lit clear span warehouse
- 125 amp, 120/208 volt, 3-phase electrical service
- 1 grade level loading door & common dock loading platform
- In floor radiant heating
- Ample free surface parking plus street parking
- Close to Transit and Skytrain

ZONING

M-2 General Industrial District Allows a wide range of manufacturing, wholesaling, distribution, general storage and ancillary commercial uses. This flexible zoning also allows all the uses under the M-1 zoning bylaw. Copies of both bylaws available.

ASKING NET LEASE RATE

$16.50 PSF

ADDITIONAL RENT

$8.66 PSF, per annum (est. 2026)

AVAILABILITY

Immediate





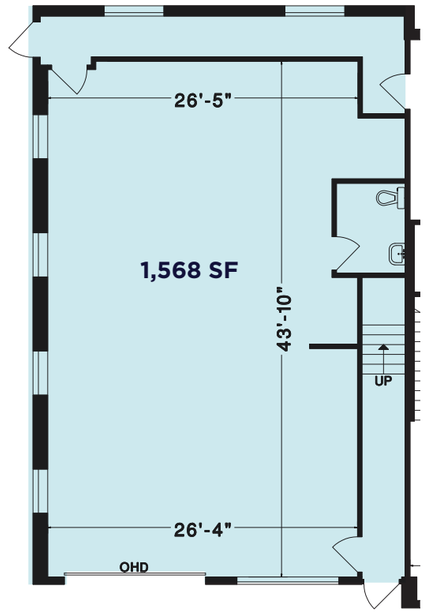




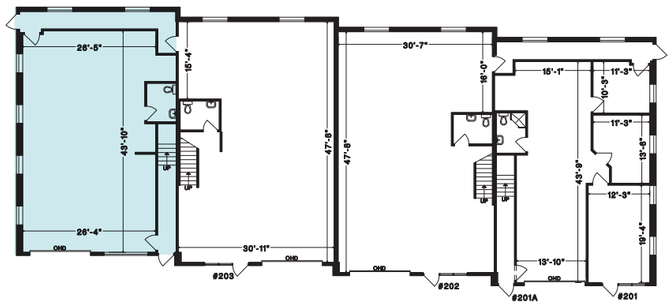


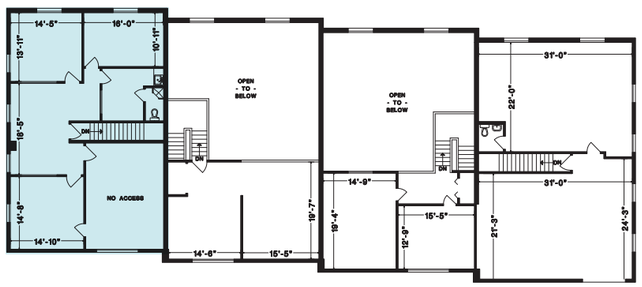
FLOORPLANS

MAIN FLOOR PLAN

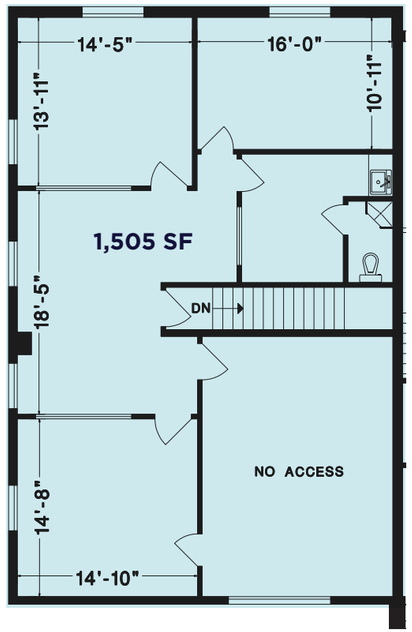


MAIN FLOOR AND SECOND FLOOR CAN BE LEASED SEPARATELY



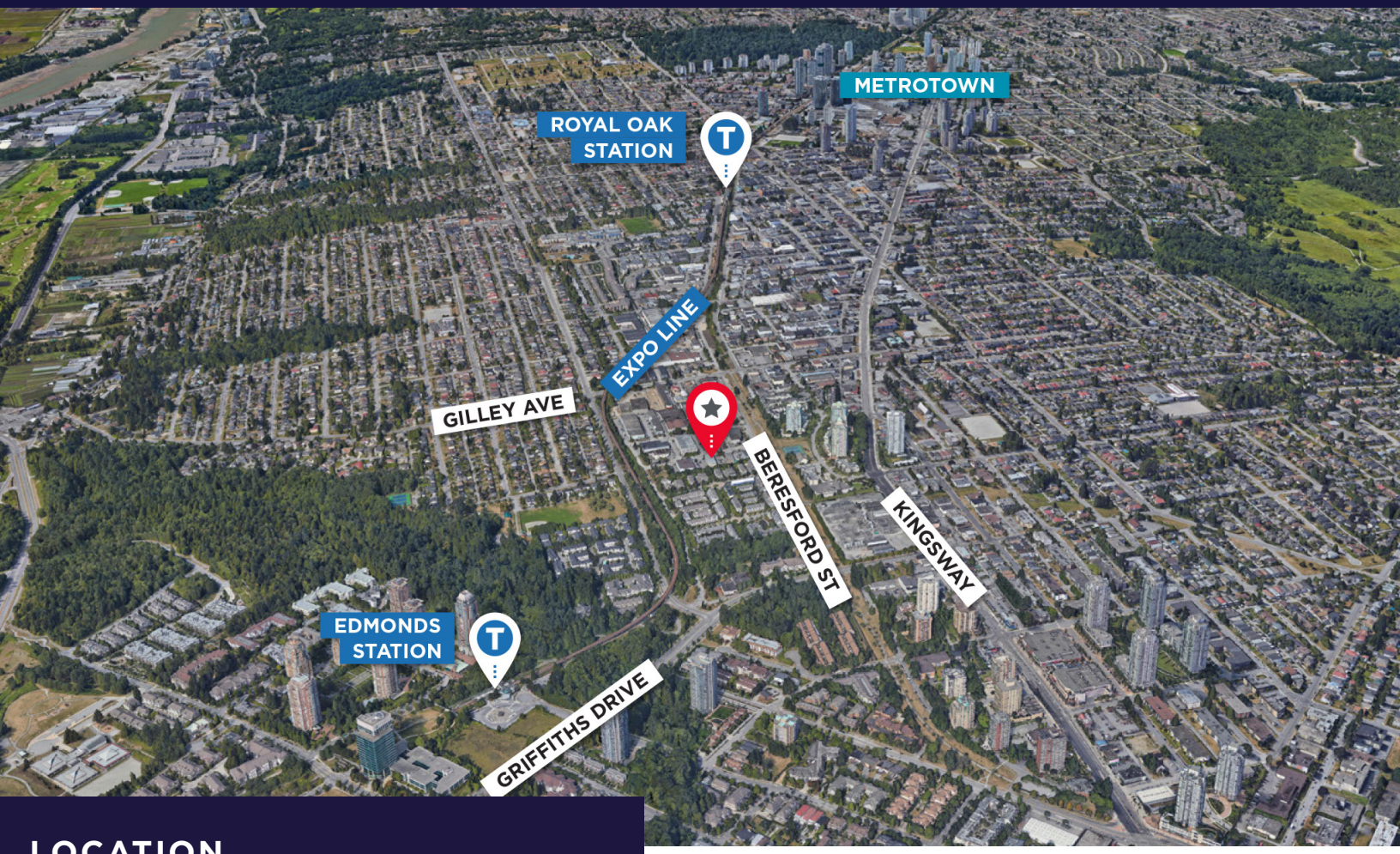


SECOND FLOOR PLAN



FOR LEASE

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LOCATION

Centrally located in the Kingsway/Beresford Industrial area of South Burnaby just southeast of Kingsway and Gilley Avenue. Quick and easy access to major arterial routes, such as Kingsway and Marine Way, and the Edmonds Skytrain (13 minute walk) Station and Royal Oak Skytrain (21 minute walk) Station are both easily accessible.

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