



FOR LEASE

3454 BRIDGEWAY ST

VANCOUVER, BC

**52,710 SF Full-Building Opportunity within
the Hastings-Sunrise Area of Vancouver**



Owned and managed by

**bosa
properties**



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

OPPORTUNITY

- Rare opportunity to lease a 52,710 SF full-building industrial facility in Vancouver's Hastings-Sunrise industrial district.
- Strategically located at the south end of the Ironworkers Memorial Bridge, with immediate access to Highway 1 and convenient connections to Downtown Vancouver, Burnaby and the North Shore.
- Flexible warehouse and office configuration suitable for warehousing, distribution, manufacturing, showroom and head office users.
- Existing freezer/cooler infrastructure supports temperature-controlled storage and distribution requirements.
- Immediate availability in a supply-constrained Metro Vancouver industrial market.

BUILDING FEATURES

- Eleven (11) dock-level loading doors
- Fully sprinklered warehouse areas
- Dedicated office accommodations throughout
- Approximately 18'-20' warehouse clear heights
- Heavy 3-phase power: 400 Amps / 480 Volts
- Ample on-site parking and efficient loading access

AVAILABLE AREA

LEVEL	DESCRIPTION	AREA
Level 1	Warehouse & office Served by 7 docks	25,164 SF
Level 2	Warehouse & office Freezer/cooler space Served by 4 docks	25,495 SF
Level 3	Office	2,051 SF
TOTAL AVAILABLE		52,710 SF

ZONING

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

ASKING LEASE RATE

\$19.95 PSF, NNN

ADDITIONAL RENT

\$8.45 PSF

AVAILABILITY

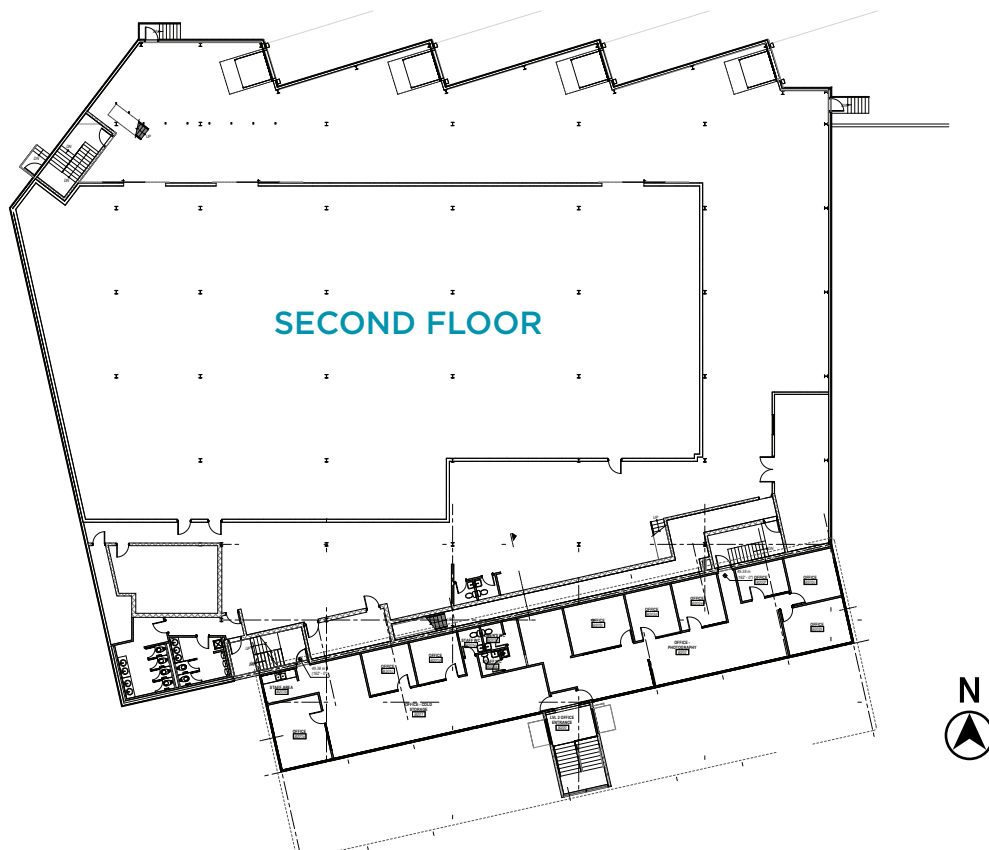
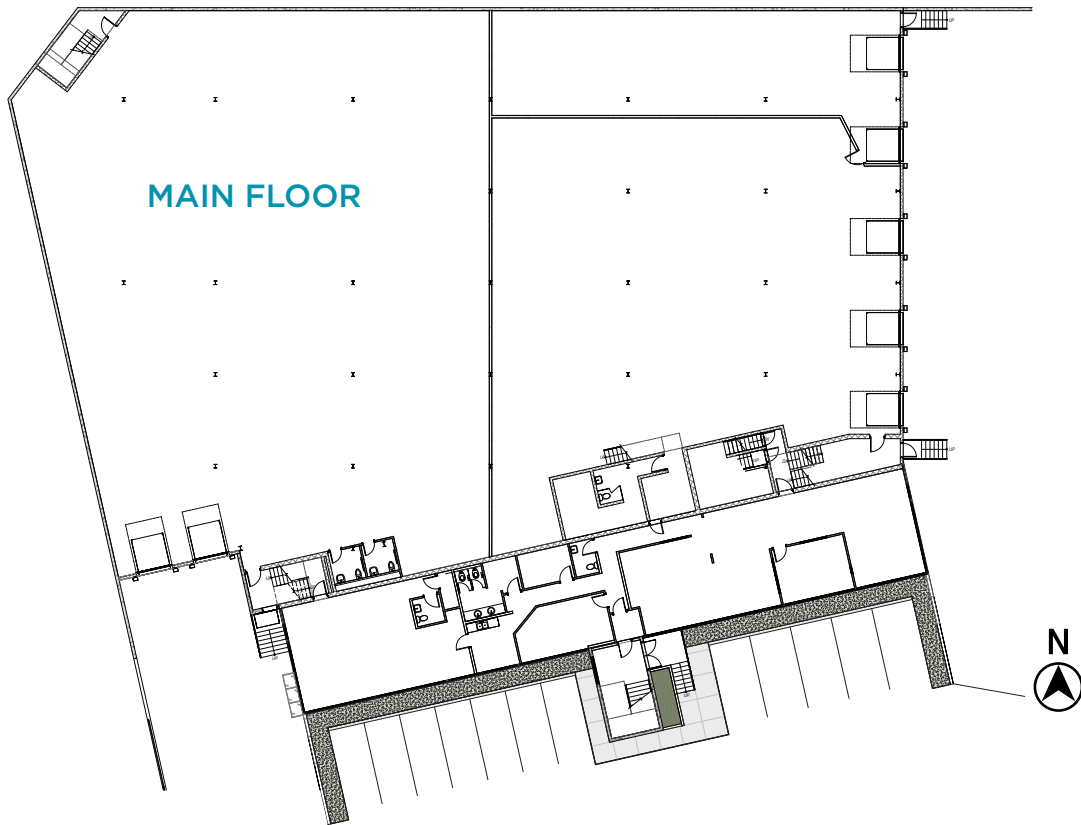
Immediate*

*A portion of Level 1 is currently tenanted. Contact listing agents to learn more information.

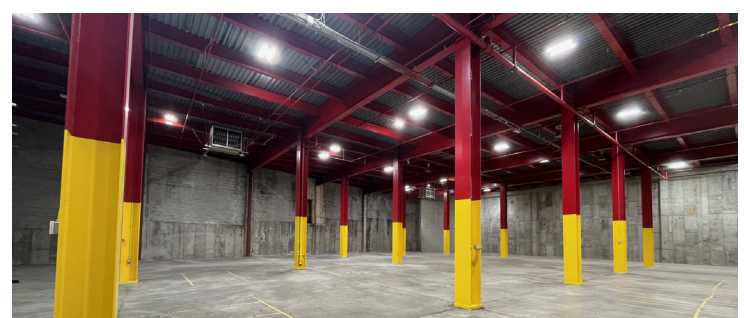
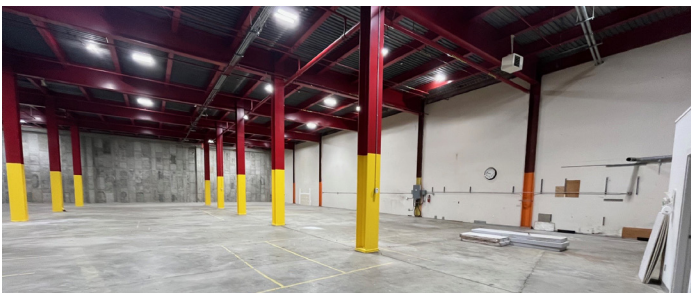


FLOOR PLANS

Racking concept available upon request



PROPERTY PHOTOS





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