



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
- 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

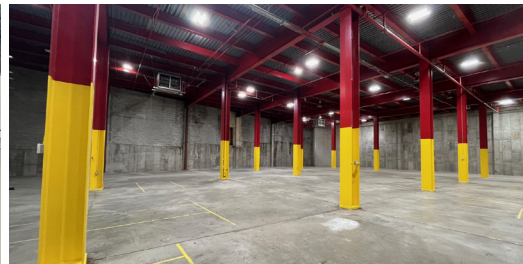
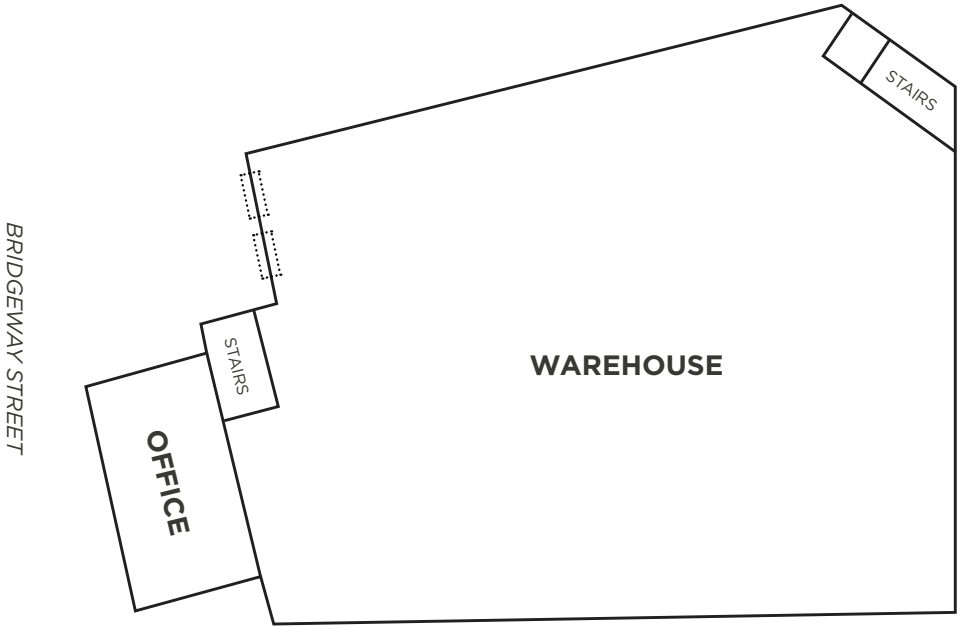
\$19.95 psf, NNN

OPERATING EXPENSES

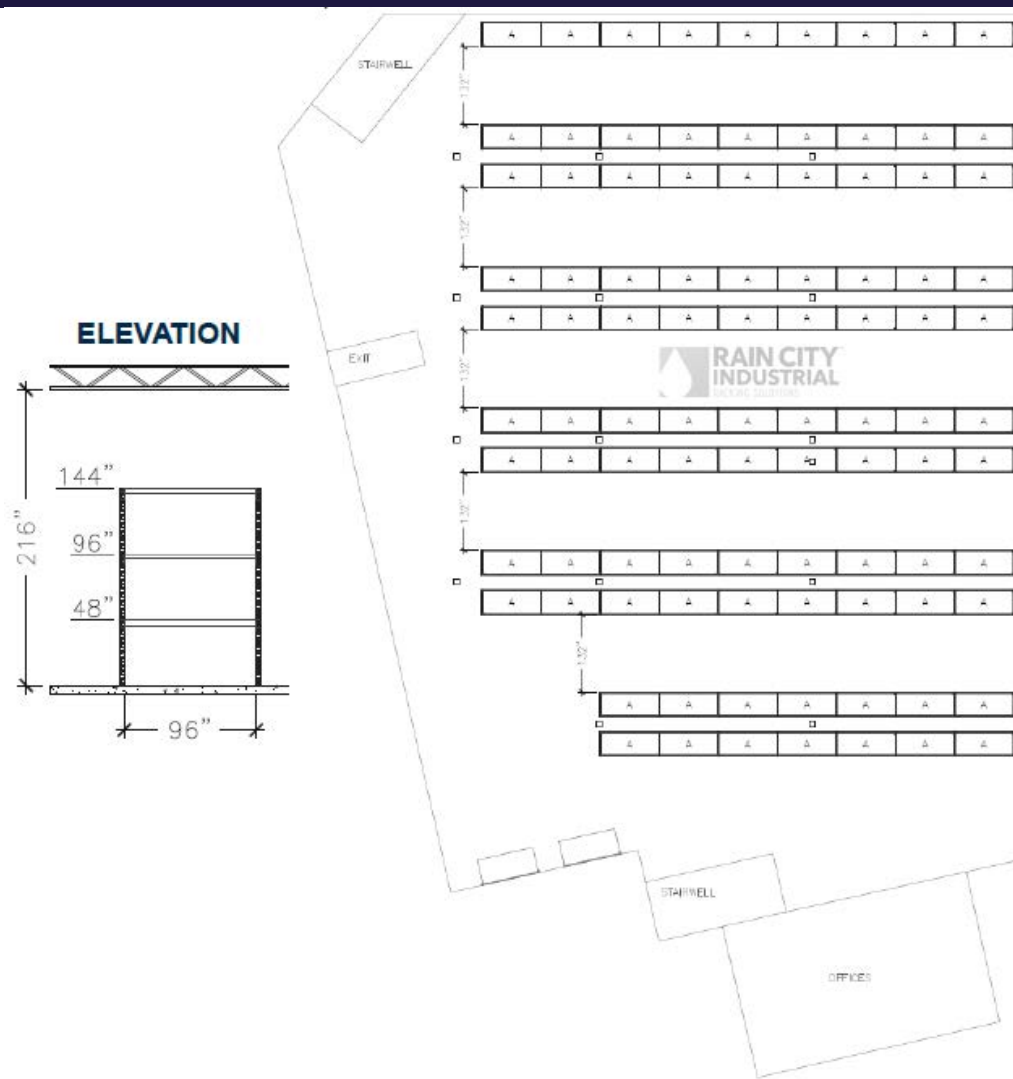
Approximately \$8.45/SF (2026 estimate)

AVAILABILITY

Immediate



RACKING CONCEPT/



RACKING INFORMATION

- 95 Bays of Selective Racking
- 760 Pallet Positions
 - 44" Clear Per Level
 - Aisle Width 132"
- 2,300 SF Staging Area

Subject to Commodities & Engineering

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LOCATION



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