

FOR LEASE

3454 BRIDGEWAY STREET

VANCOUVER, BC

Flexible Industrial Leasing Opportunities
12,459 SF | 25,495 SF | 52,710 SF



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CUSHMAN & WAKEFIELD

OPPORTUNITY & LEASING OPTIONS

OPPORTUNITY

Opportunity to lease industrial warehouse and office space 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.

The property offers flexible configurations ranging from a 12,459 SF main-floor warehouse and office space to an entire 25,495 SF second level or the complete 52,710 SF building.

The second level of the building also features existing freezer/cooler infrastructure, providing a valuable opportunity for users requiring temperature-controlled storage and distribution capabilities.

LEASING OPTION	AREA	DESCRIPTION
Option 1: Main Floor	12,459 SF	Warehouse & office
Option 2: Entire Second Level	25,495 SF	Warehouse & office
Option 3: Entire Building	52,710 SF	Multi-level warehouse & office facility

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

PROPERTY DETAILS

ASKING LEASE RATE	$19.95 PSF, NNN
ADDITIONAL RENT	$8.45 PSF
AVAILABILITY	Immediate*
ZONING	I-2 (General Industrial District) Permits a variety of warehousing, wholesale, manufacturing, distribution, ancillary showroom/office, and certain commercial and service uses.

KEY HIGHLIGHTS

- Flexible warehouse and office configurations
- Dock-level loading
- Fully sprinklered warehouse space
- Dedicated office accommodations
- Approximately 18'–20' warehouse clear heights
- Heavy 3-phase power: 400 Amps / 480 Volts
- Ample on-site parking
- Efficient loading access and egress
- Immediate access to Highway 1
- Strategic location at the south end of the Ironworkers Memorial Bridge

OPTION 1: MAIN FLOOR

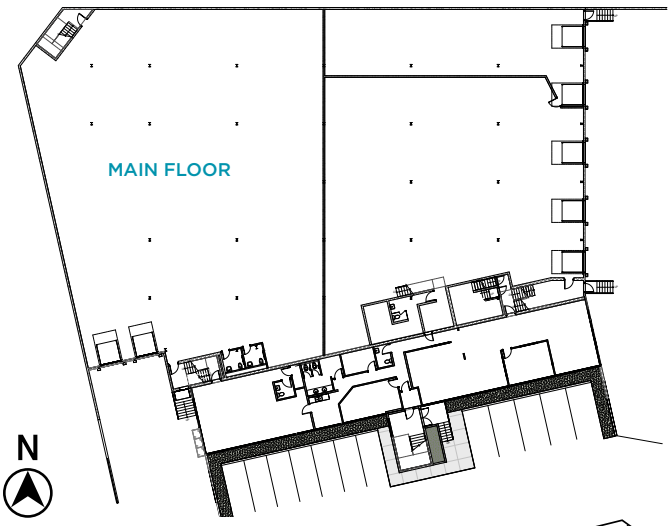
AVAILABLE AREA

SPACE	AREA
Warehouse	11,259 SF
Office	1,200 SF
TOTAL AVAILABLE	**12,459 SF**

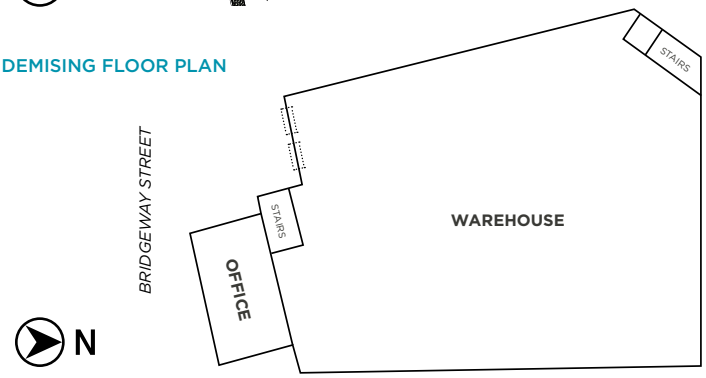
SPACE FEATURES

- 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' warehouse ceiling height
- Three (3) washrooms: two in the warehouse and one in the office area

FLOOR PLAN



DEMISING FLOOR PLAN

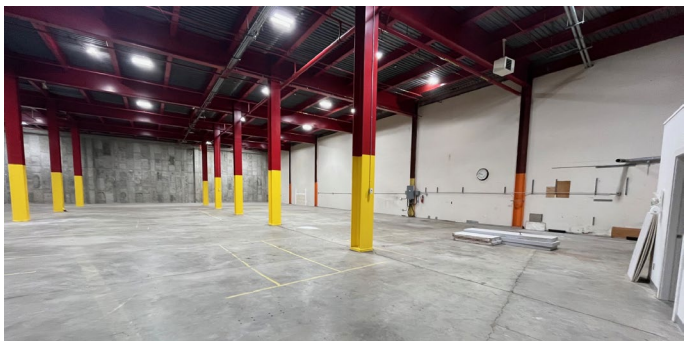


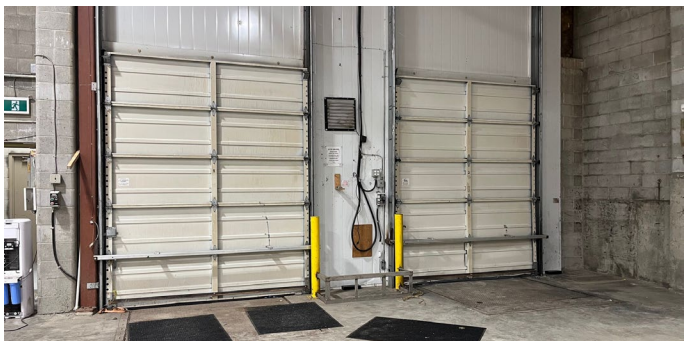
GALLERY











OPTION 2:
ENTIRE SECOND LEVEL

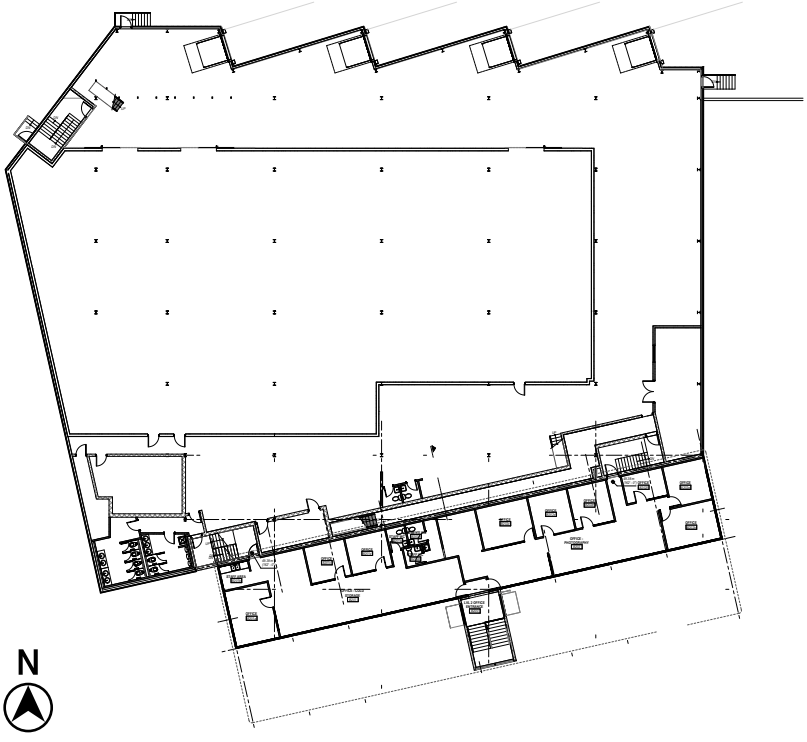
AVAILABLE AREA

25,495 SF of warehouse and office space comprising the entire second level.

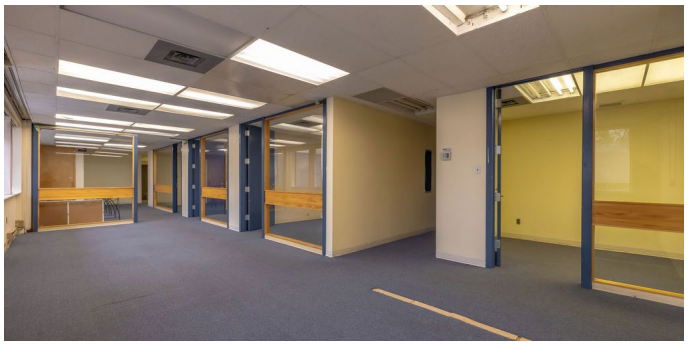
SPACE FEATURES

- Warehouse and office configuration
- Existing freezer/cooler space
- Serviced by four (4) dock-level loading doors

FLOOR PLAN



GALLERY











OPTION 3:
ENTIRE BUILDING

AVAILABLE AREA

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

SPACE 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
- Existing freezer/cooler infrastructure supporting temperature-controlled storage and distribution requirements

SITE PLAN



GALLERY







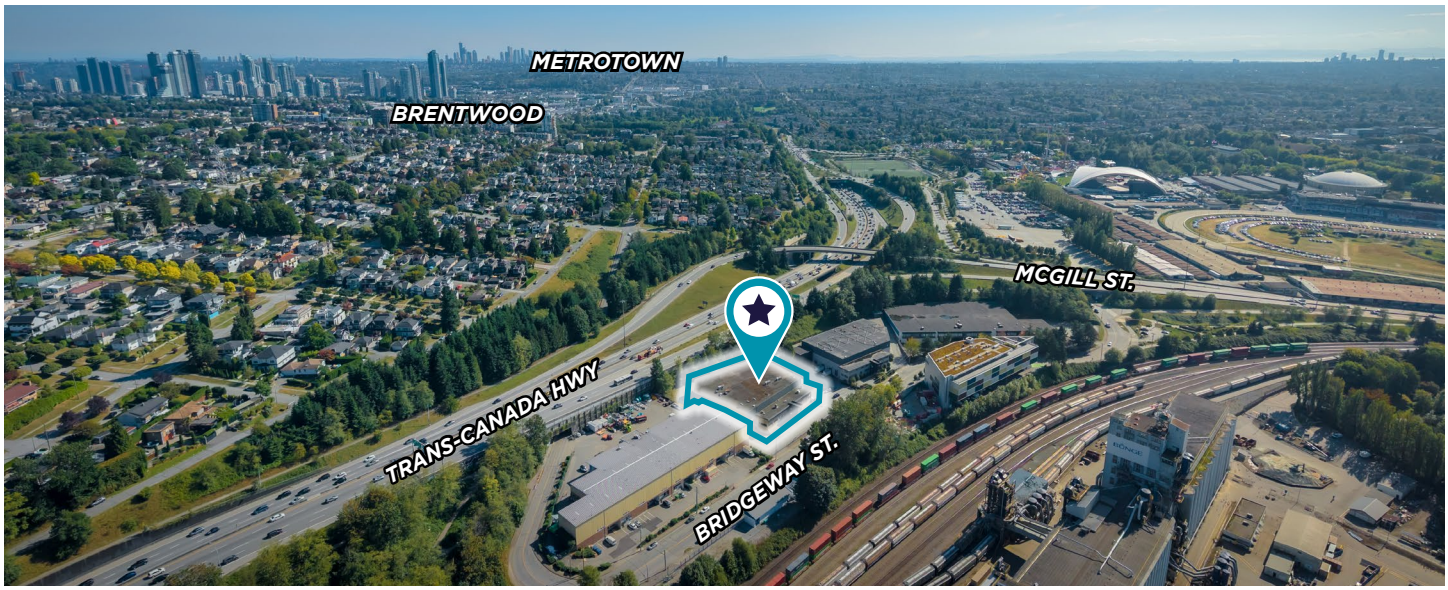




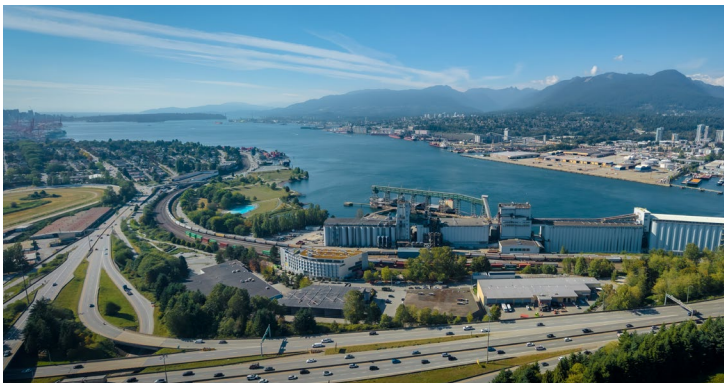
PROPERTY LOCATION

LOCATION

Strategically positioned at the south end of the Ironworkers Memorial Bridge, the property offers immediate access to Highway 1 and excellent connectivity throughout Metro Vancouver. Its central location provides efficient access to major business, industrial and transportation hubs across the region.







DRIVE TIME

DESTINATION	DRIVE TIME*
North Vancouver / North Shore	10 minutes
Brentwood Town Centre	10 minutes
Downtown Vancouver	15 minutes
Port of Vancouver / South Shore Terminals	15 minutes
Metrotown	20 minutes
Port Coquitlam	25 minutes
New Westminster	25 minutes
Vancouver International Airport (YVR)	30 minutes

*Approximate drive times. Travel times may vary depending on route and traffic conditions

PROPERTY PHOTOS

















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