CUSHMAN & WAKEFIELD

FOR LEASE

UNIT 3
7541 CONWAY AVENUE
BURNABY, BC

RARE 3,586 SF SMALL BAY WITH DOCK LOADING

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LOCATION
The subject property is located one block south of Beresford Street and East of Gilley Avenue in the Beresford corridor of South Burnaby. The location provides close proximity to Edmonds and Royal Oak SkyTrain Stations.

BUILDING FEATURES
- Mix of private offices and open plan
- Dock level loading
- Air conditioned offices
- 3 phase power
- Abundant natural light
- Surface parking
- Fully fenced and secure complex

AVAILABLE AREA

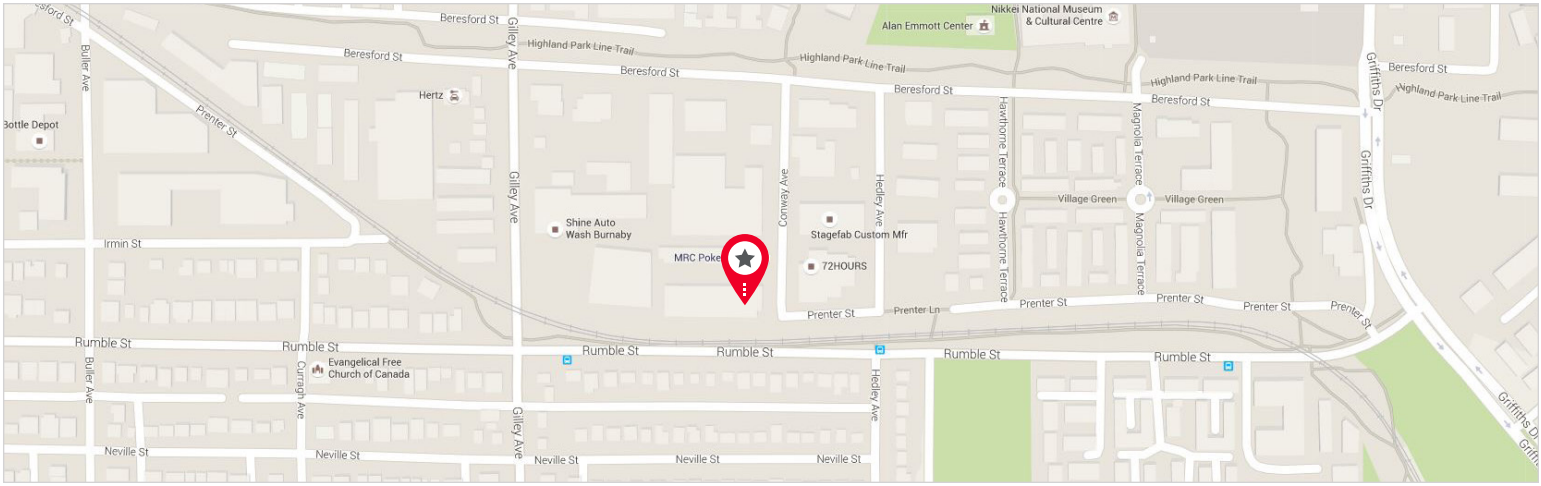
Office/Warehouse	2,652 SF
Mezzanine Storage	934 SF
Total Area	**3,586 SF**

ZONING
M-2 (General Industrial District)

LEASE RATE
$20.00 PSF, NNN

ADDITIONAL RENT
$6.00 PSF

AVAILABILITY
Immediately



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