

For Lease

CBRE

3333 Bridgeway Street

VANCOUVER, BC

Low Gross Rent Ground Floor Industrial Units!



Contact

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Opportunity

1,405 SF to 5,335 SF of industrial/
workshop space in a convenient
location near Highway 1 in
Vancouver

Location

Located just north of the Trans-Canada Highway, the Property is situated in the Hastings-Sunrise neighbourhood, making it easy to access many areas of Metro Vancouver. Reach Highway 1 and the Iron Workers Memorial Bridge and the Port of Vancouver in minutes, and a short drive to Downtown Vancouver, Burnaby and the North Shore.

Zoning & Permitted Uses

I-2 Zoning – Permits a wide range of light industrial uses including workshops, wholesale, production, showroom, laboratory, studios and various medical uses.

Property Details		
Address	3333 Bridgeway Street, Vancouver, BC	
Available Area L1	Unit 110	1,409 SF
	Unit 130	1,897 SF *
	Unit 140	1,533 SF *
	Unit 150	1,905 SF *
<i>*Unit may be combined with adjacent unit(s)</i>		
Availability	Immediate	
Loading	Private dock loading to each unit on L1	
Parking & Storage	35 underground parking stalls on P1;	
	Additional storage space available in building	
Ceiling Heights	10' - 13' on L1	
Lease Rate	\$20.00 PSF, net	
Taxes & Op. Costs	\$7.50 PSF (2024 est.)	



Property Features



Frontage along Bridgeway Street



Concrete Construction



Shell condition ready for tenant improvements



High ceilings



Private dock loading into each unit on L1



Underground parking

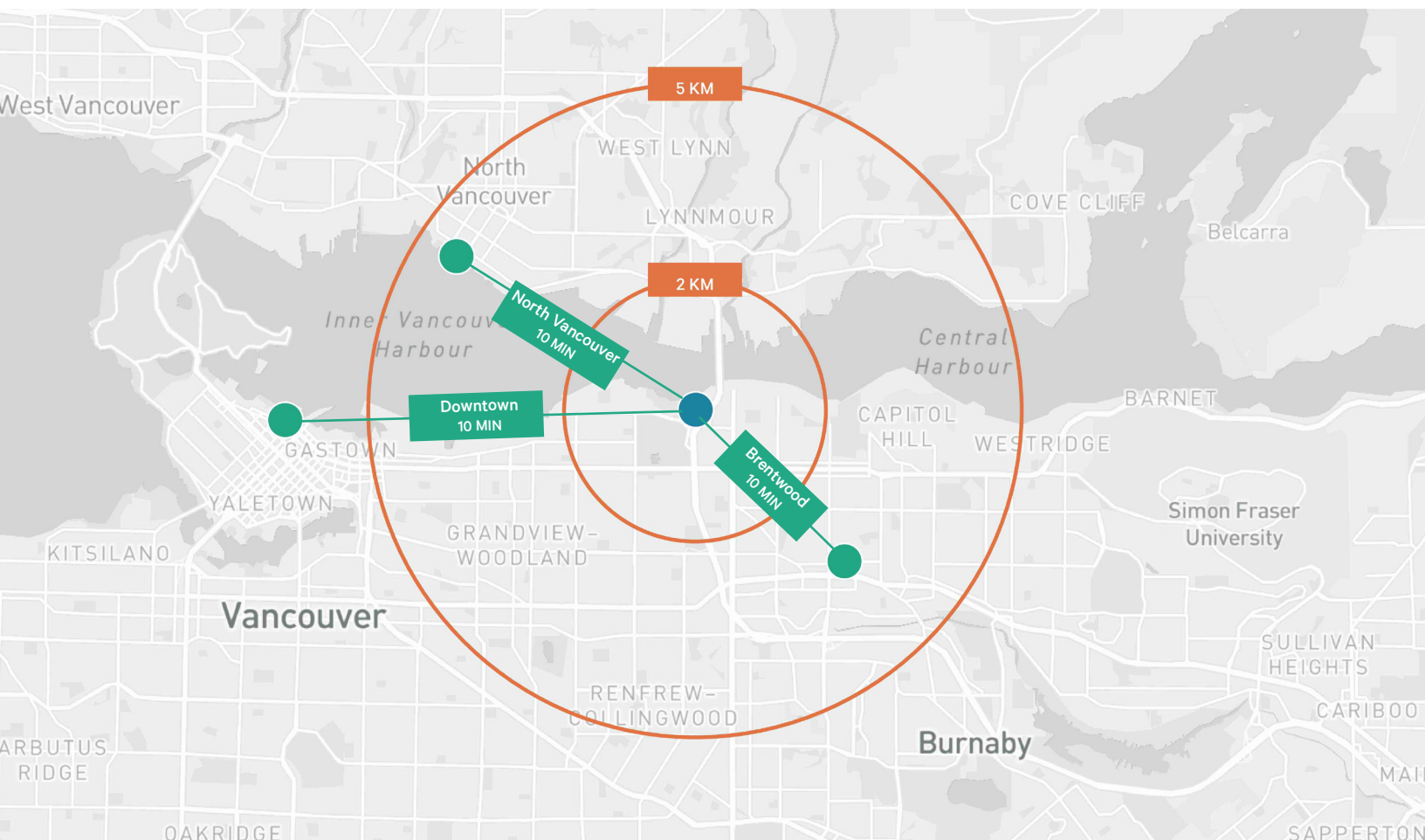


Additional storage options available in the building



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Drive Times

**5
MINS**

To GCT
Vanterm

**10
MINS**

To Downtown
Vancouver

**10
MINS**

To North
Vancouver

**10
MINS**

To Brentwood
Town Centre

**45
MINS**

To DeltaPort

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