

3330 Bridgeway Street Vancouver, BC

67,083 SF Freestanding Industrial Facility
Fenced and Secured Site with Yard Storage





The Opportunity

3330 Bridgeway Street presents a 67,083 SF freestanding industrial facility situated on a 2.89-acre fenced and secured site, located directly next to the Trans-Canada Highway on-ramp. The property is located within the Hastings-Sunrise neighbourhood across from the Cascadia Terminal, the largest of five grain elevators and export terminals in the Port of Vancouver, which is the largest port in Canada and fifth largest port in North America.

Located just minutes from the Iron Worker's Memorial Bridge, the property provides excellent connectivity and unrivalled proximity to all areas in Metro Vancouver and close access to arterial routes into Vancouver, Burnaby, and the North Shore.

Building Area

Ground Floor	53,456 SF
Second Floor	13,627 SF
Total	67,083 SF

Immediately
Available

Until October 31, 2032
Sublease Term

Contact
Listing
Agents
Asking Sublease Rate

\$5.10 PSF
Taxes and Operating
Costs (2023 est.)

I-2 (Light
Industrial)
Zoning





Space Features



7 dock loading doors with drive-up ramps and 3 grade loading doors



Fluorescent lighting in office and warehouse



24'7" clear height



Sprinklered



39'5" x 29'2" column span



Private office spaces, boardroom and lunchroom



1,200 amps, 600 volts 3-phase electrical service



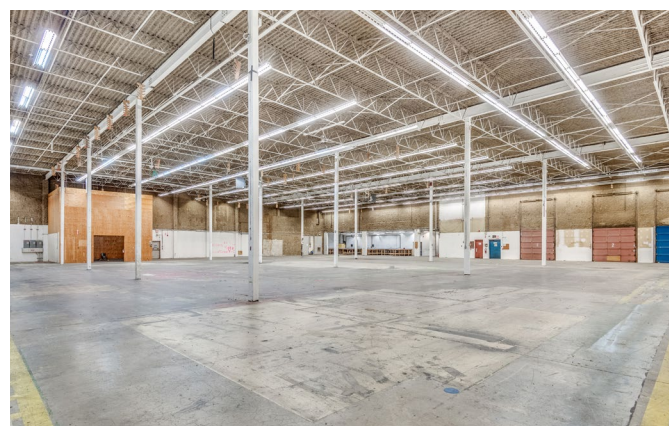
3 points of access into site on Bridgeway Street



Covered dock platform & dock levelers



Outdoor yard storage





- 📍 Entertainment
- 📍 Restaurant & Cafes
- 📍 Retail & Services

Amenities in the Area

- | | |
|---------------------------------|-----------------------------|
| BMO Bank of Montreal | Pacific National Exhibition |
| FedEx Ship Centre | RBC Royal Bank |
| Just Waffles | Roundel Cafe |
| London Drugs | Shoppers Drug Mart |
| McDonalds | Starbucks |
| Motonobu Udon | Tacofino Commissary |
| Hastings Racecourse & Skatepark | TD Canada Trust |
| | Tentatsu |

Drive Times

- | | |
|---------------------------------|------------------------------|
| 3 min | 10 min |
| To Trans-Canada Highway (Hwy 1) | To GCT Vanterm |
| 4 min | 12 min |
| To North Vancouver | To Centerm Terminal |
| 5 min | 13 min |
| To Burnaby | To CN Rail Main Yard |
| 15 min | 32 min |
| To Downtown Vancouver | To YVR International Airport |

Contact

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