

**AVISON
YOUNG**

For Sublease

**#206 - 7475 Hedley Avenue
Burnaby, BC**

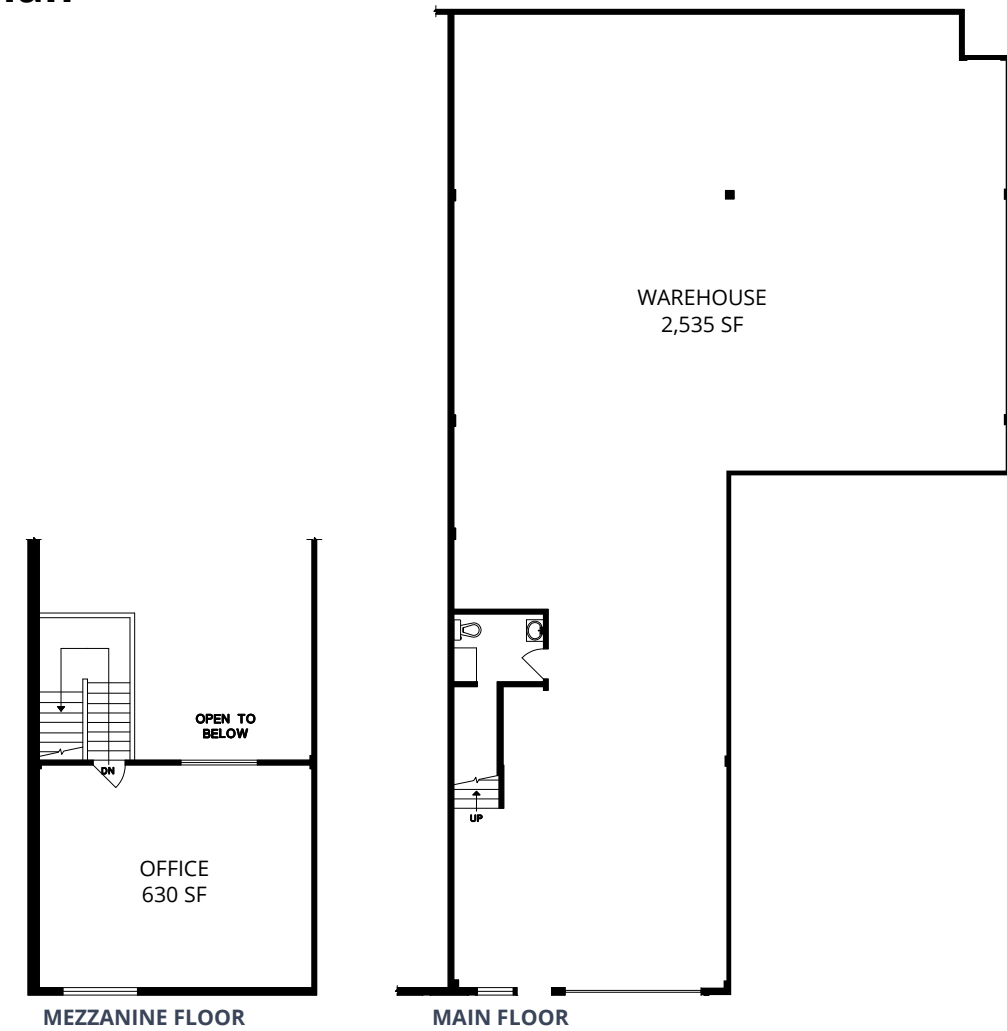


Warehouse space available in
Beresford with existing walk-in cooler
and freezer

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**Ian Whitchelo Personal Real Estate Corporation*



Floor plan



Property details

AVAILABLE AREA

Ground floor warehouse	3,132 sf
Second floor office	630 sf
Total area	3,762 sf

ASKING LEASE RATE

\$19.50 per sf per annum

ADDITIONAL RENT (2026 ESTIMATE)

\$4.76 per sf per annum

ZONING

M2 Industrial permitting a range of industrial activities

SUBLEASE TERM

Expires November 29, 2027*

*a longer term headlease may be available directly with the landlord

AVAILABILITY

Immediate






Opportunity

Unique opportunity to lease a centrally located light industrial unit with a walk-in fridge and freezer in place.

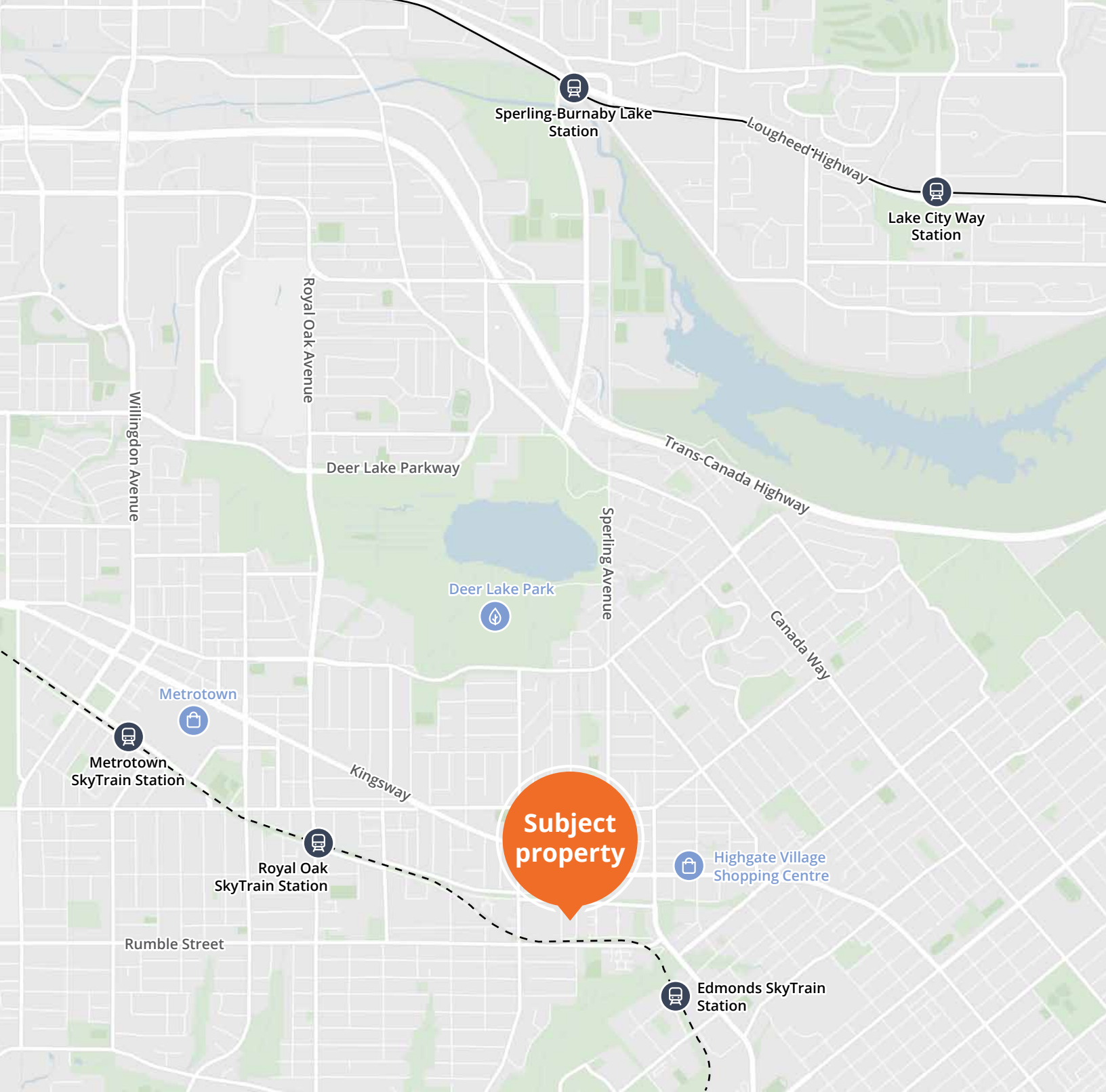
Location

The subject property is centrally located in the Beresford industrial area of Burnaby, BC providing connectivity to the surrounding municipalities. This location provides excellent accessibility to abundant retail services in the Kingsway area as well as access to the Millennium SkyTrain Line via Edmonds and Royal Oak stations.

Property highlights

-  One (1) overhead grade level loading door
-  Like-new walk-in cooler and freezer in the warehouse
-  200AMP - 3 Phase power supply
-  Skylights and windows in the warehouse area providing abundant natural light
-  Open plan office on the second floor





Contact for more information

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