

FOR SUBLEASE | INDUSTRIAL/OFFICE
7240 & 7244 GILLEY AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **770 SF Second Floor Office Unit**
- ▶ **Centrally Located in the Beresford Industrial Area**

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7240 GILLEY AVENUE

Available Area

1,808 SF ground floor office/
warehouse

Asking Rate

Contact broker

Taxes & Operating Costs

\$9.48 PSF (2025 estimate)

Total Monthly Rent

\$4,516.99 plus GST and utilities

Availability

Leased

Location

Located in Burnaby's Beresford Industrial area, 7240 & 7244 Gilley Avenue offers excellent central access throughout Metro Vancouver. The property is just a 3-minute drive to Royal Oak SkyTrain Station and 6 minutes from Metrotown, with direct access to Kingsway, one of Burnaby's primary east-west transportation corridors. The area is home to a strong mix of industrial, commercial, and service-oriented users, with nearby retail, dining, and transit amenities.

Features

7240 GILLEY AVENUE

- ▶ One (1) grade loading door - 10' x 12'
- ▶ 3-phase power, separately metered
- ▶ LED warehouse lights
- ▶ 18' clear ceiling
- ▶ Gas-forced air heat
- ▶ Front office/reception
- ▶ One (1) washroom

7244 GILLEY AVENUE

- ▶ HVAC
- ▶ Baseboard heat
- ▶ Two (2) Bathrooms
- ▶ Separate entrance
- ▶ Separately metered
- ▶ Recent renovations

7244 GILLEY AVENUE

Available Area

770 SF second floor office

Asking Rate

\$17.00 PSF

Taxes & Operating Costs

\$9.48 PSF (2025 estimate)

Total Monthly Rent

\$1,699.13 plus GST and utilities

Availability

Immediate



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