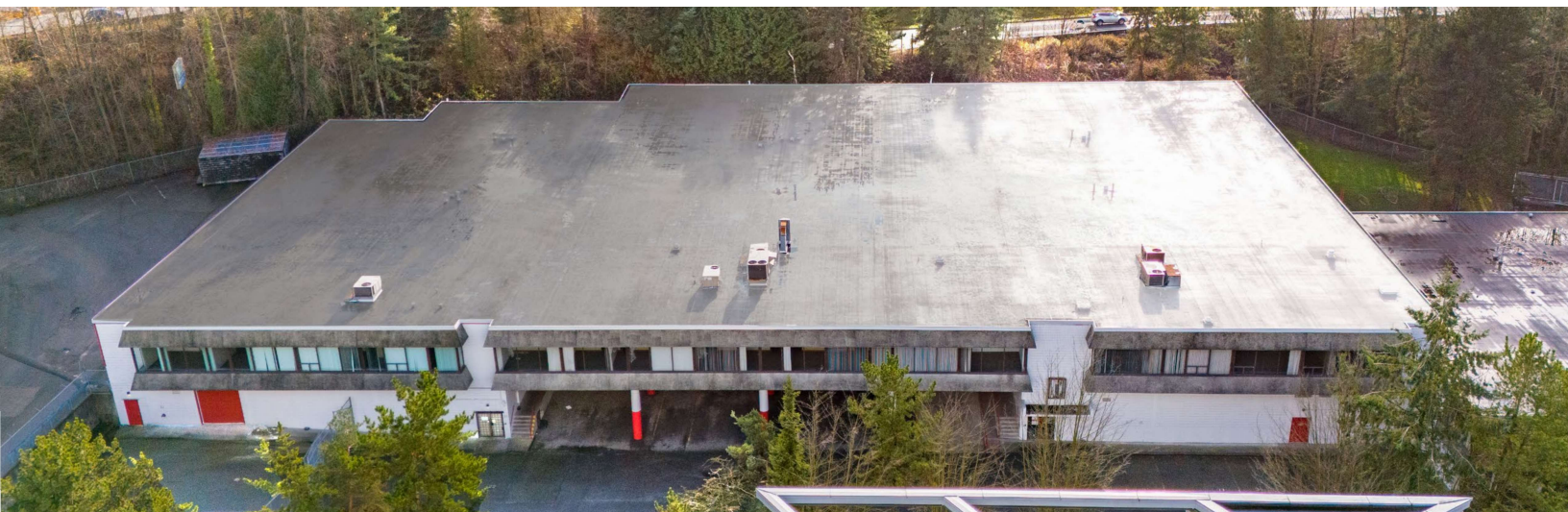


3330 Bridgeway Street Vancouver, BC

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

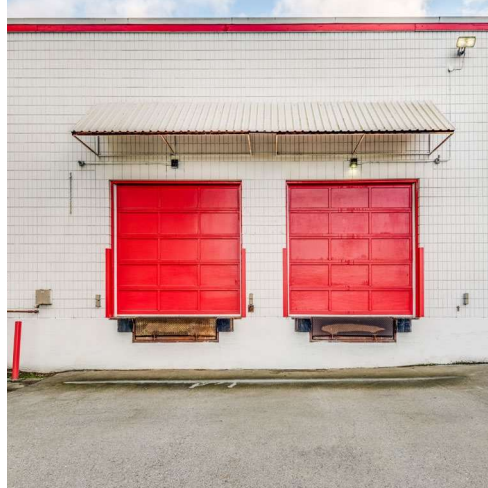
Until October 31, 2032
Sublease Term

Contact Listing Agents
Asking Sublease Rate

\$6.58 PSF
Taxes and Operating Costs Incl. Management Fees (2024 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



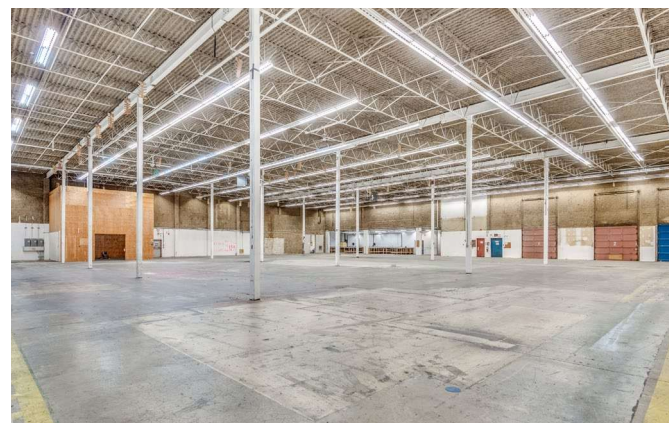
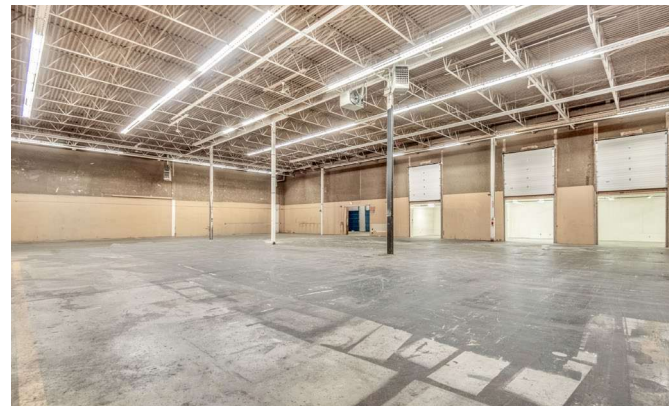
3 points of access into site on Bridgeway Street



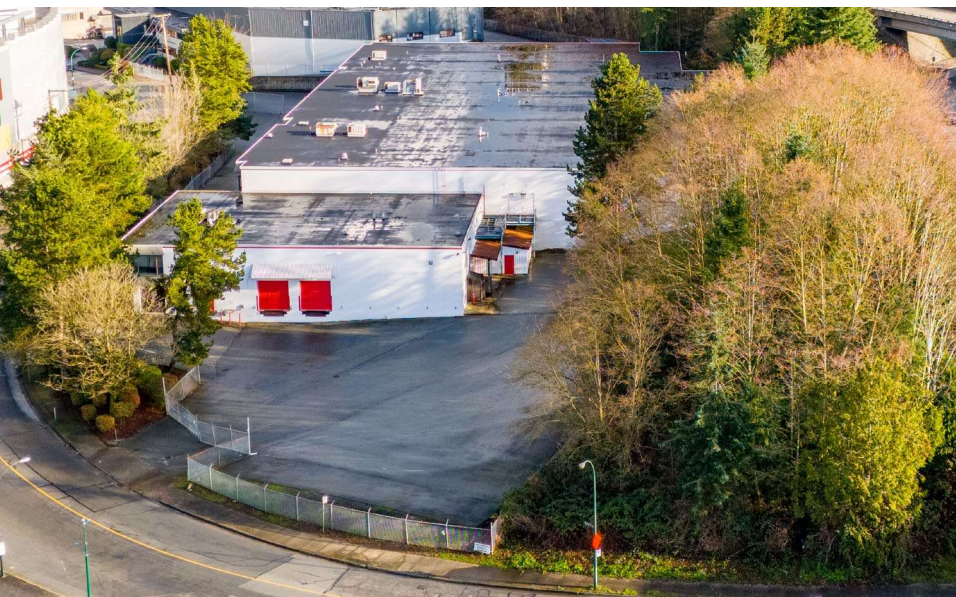
Covered dock platform & dock levelers



Outdoor yard storage



[Click Here to View Floor Plan](#)





- 📍 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

Chris MacCauley
Personal Real Estate Corporation
Executive Vice President, Industrial Properties
Chris.MacCauley@cbre.com
604-662-5190

Travis Blanleil
Personal Real Estate Corporation
Associate Vice President, Industrial Properties
Travis.Blanleil@cbre.com
604-662-5100



CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.