

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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,808 SF Ground Floor Industrial Unit
- ▶ 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

\$20.50 PSF

#### Taxes & Operating Costs

\$9.48 PSF (2025 estimate)

#### Total Monthly Rent

\$4,516.99 plus GST and utilities

#### Availability

Immediate

### 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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