

FOR SALE | INDUSTRIAL STRATA

UNIT 304 | 3,570 SF

OCCUPANCY Q4 2024

10' X 14' GRADE LOADING DOOR
30' CEILING HEIGHTS
SKYLIGHTS
MEZZANINE OFFICE



7415 LOWLAND DRIVE

BURNABY, BC





THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to introduce an exciting opportunity to acquire, on an assignment basis, a brand-new 3,570 SF light-industrial unit in Burnaby’s newest industrial strata development, Hight Point Park. This unique offering will be delivered with vacant possession and boasts generous ceiling heights, convenient grade loading access, secured underground parking/storage and an outstanding location with easy access to the Lower Mainland via major highways and arterial roads.

UNIT FEATURES

CEILING HEIGHTS
 • 30’ CLEAR HEIGHTS IN WAREHOUSE
 • 18’ CLEAR HEIGHTS UNDER MEZZANINE
 • 11’ CLEAR HEIGHTS IN MEZZANINE

SPRINKLERS
 ESFR SPRINKLERS

CONSTRUCTION

LOADING DOOR
 GRADE LEVEL LOADING PER UNIT (10’X14’)

PARKING
 2 PARKING STALLS + LOADING BAY PER UNIT

FLOOR LOAD
 HEAVY FLOOR LOAD CAPACITY
 • 350 LBS/SF MAIN FLOOR
 • 100 LBS/SF MEZZANINE

SKYLIGHTS
 3 SKYLIGHTS PER UNIT

LIGHTING
 HIGH EFFICIENCY LED LIGHTING

DRAINAGE
 *CONTACT LISTING AGENTS FOR DETAILS

ELECTRICAL SERVICE
 100 AMP, 600 VOLT, 3 PHASE WITH POTENTIAL UPGRADE UP TO 200 AMP

AVAILABLE AREA

Unit 304 - 3,570 SF
 Ground Floor - 2,342 SF
 Mezzanine - 1,228 SF

STRATA FEES

\$2.56 Per SF Per Annum
(Estimated)

ASKING PRICE

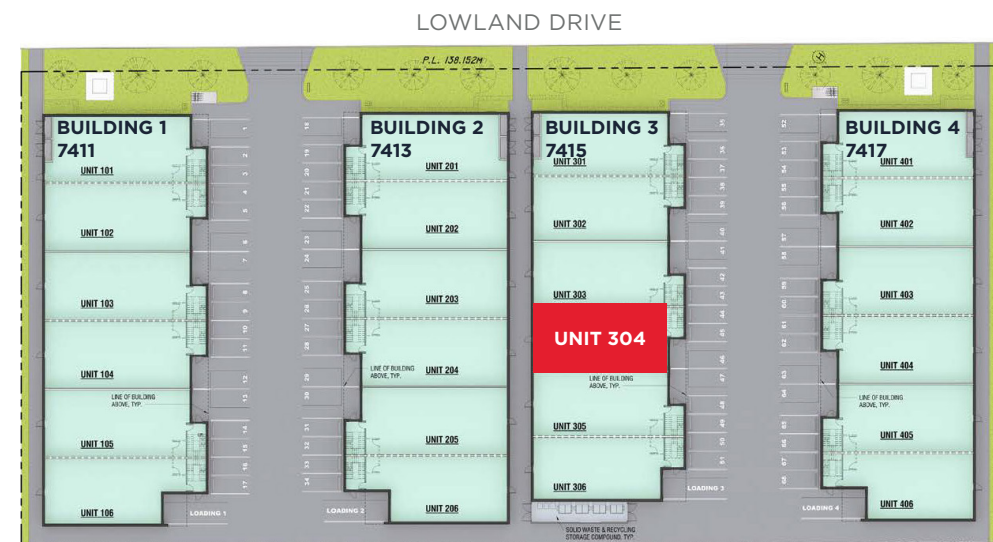
Contact Listing Agents

ZONING M2 / GENERAL INDUSTRIAL DISTRICT

M2 zoning allows a combination of light industrial and commercial uses including:

- Warehouse / Storage
- Manufacturing
- Laboratories
- Rehearsal and Production Studios
- Retail / Service Commercial
- Trade School
- Sales, Rentals and Repairs (various products)
- Brewery / Distillery

SITE PLAN

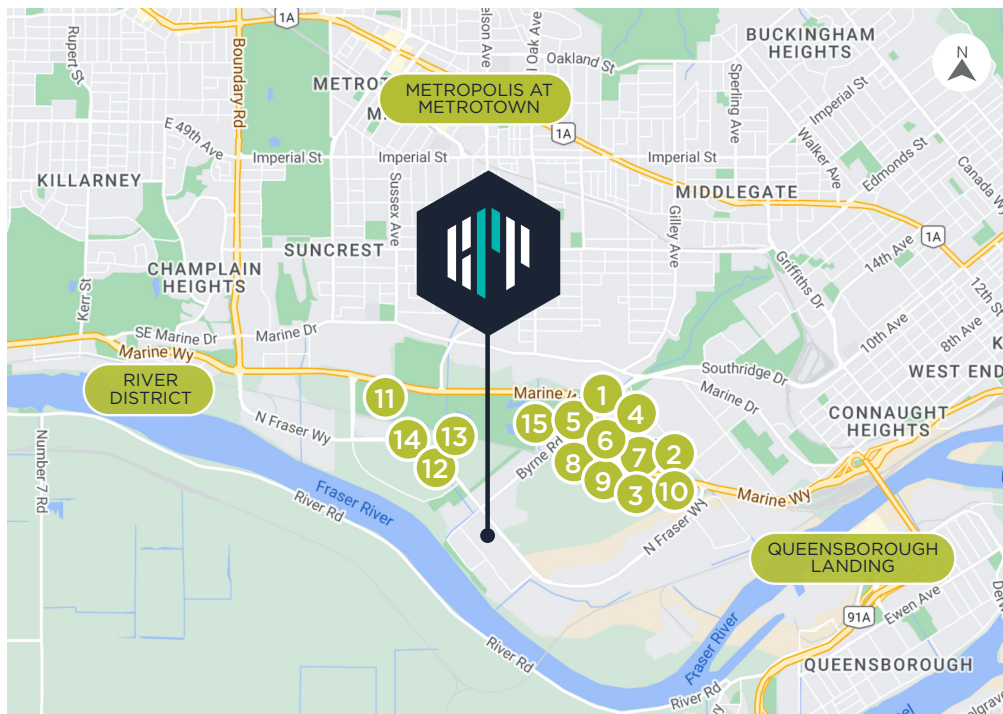


THE LOCATION

Located along one of East Vancouver’s primary transit routes, High Point Park is one of the most accessible industrial developments in the area. It’s convenient location provides easy access to the Lower Mainland via major highways and arterial roads.

DRIVE TIMES

- **5-MIN** to Boundary Rd
- **10-MIN** to Westminster Hwy and Hwy 91
- **20-MIN** to Hwy 1
- **9-MIN** to Metrotown
- **14-MIN** to SFPR
- **30-MIN** to Downtown Vancouver



RESTAURANT

1. Cactus Club
2. White Spot
3. Boston Pizza
4. McDonald's
5. Pokerrito

SHOPPING

6. Vancity
7. TD Bank
8. Canadian Tire
9. London Drugs
10. Purolator

BUSINESS AND OFFICE

11. Best Buy Canadian Headquarters
12. Ritchie Bros. Auctioneers
13. Amazon Fulfillment Center
14. Ballard Power Systems Inc
15. Milwaukee Factory Service Centre

CONTACT INFORMATION

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