

FOR SALE | INDUSTRIAL STRATA

UNIT 304 | 3,570 SF

OCCUPANCY JUNE 2025

10'X14' 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, 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, surface parking 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

FLOOR LOAD

HEAVY FLOOR LOAD CAPACITY

- 350 LBS/SF MAIN FLOOR
- 100 LBS/SF MEZZANINE

SPRINKLERS

ESFR SPRINKLERS

SKYLIGHTS

3 SKYLIGHTS

CONSTRUCTION

CONCRETE TILT UP

LIGHTING

HIGH EFFICIENCY LED LIGHTING

LOADING DOOR

GRADE LEVEL LOADING PER UNIT (10’X14’)

DRAINAGE

*CONTACT LISTING AGENTS FOR DETAILS

PARKING

2 PARKING STALLS + LOADING BAY

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

\$2,356,200 (\$660 PSF)

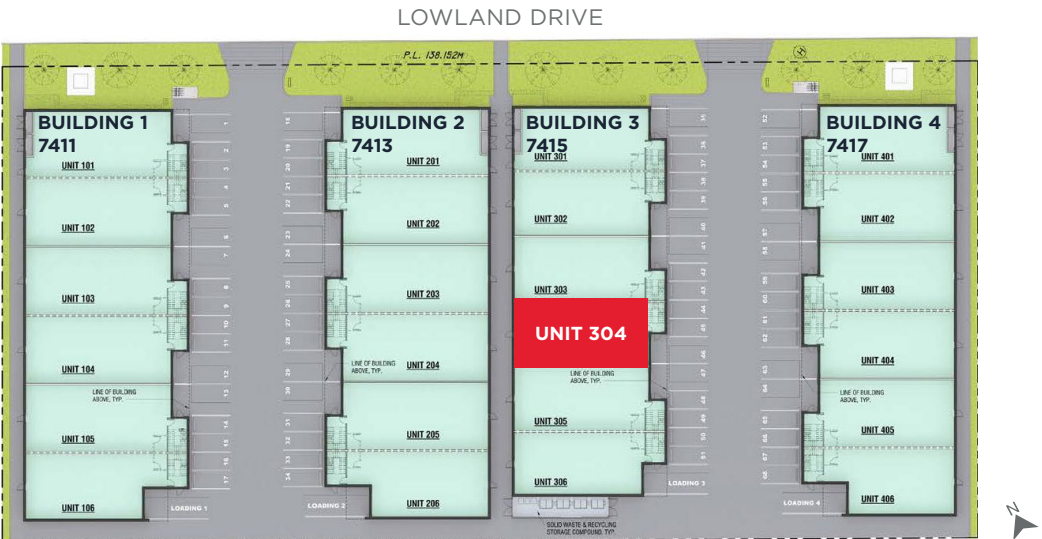
ZONING

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

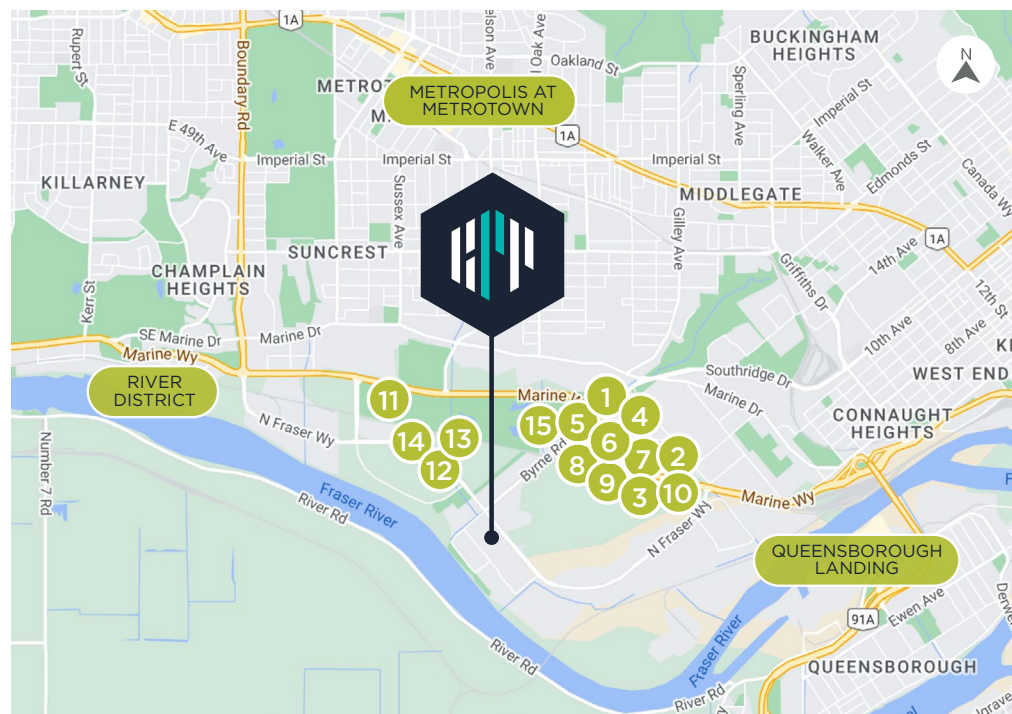


THE LOCATION

High Point Park is prominently located along Lowland Drive, between Byrne Road and Beedie Street, in the Big Bend Area of South Burnaby. It is located only minutes from the Vancouver-Burnaby border and easily accessible via Marine Way and Boundary Road. This area provides convenient access to Burnaby, Vancouver, Richmond and Surrey, and is serviced by an abundance of amenities at the nearby Market Crossing and Big Bend Crossing retail developments and River District Town Centre.

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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