# **FOR SUBLEASE**

12,754 SF FREESTANDING INDUSTRIAL BUILDING





7405 LOWLAND DRIVE

BURNABY, BC

# THE OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to sublease a freestanding industrial facility with yard space in South Burnaby. Prominently positioned at the corner of Byrne Road and Lowland Drive in the popular Big Bend neighbourhood, the property is close to abundant amenities along Marine Way and easy access to all areas of Metro Vancouver via Marine Way and Highway 91.

# **PROPERTY DETAILS**

### **BUILDING AREA**

Total Area	12,754 SF
Warehouse	6,209 SF*
Office	6,545 SF

<sup>\*</sup>Includes 605 SF of mezzanine area

#### YARD AREA

±9,100 SF

## **COVERED STORAGE AREA**

±2,400 SF

## ZONING

M2 - General Industrial District

# **ASKING NET LEASE RATE**

Please contact listing agent

## **ADDITIONAL RENT**

\$6.86 per square foot (estimated 2025)

### **AVAILABILITY**

**Immediate** 

## **SUBLEASE EXPIRY**

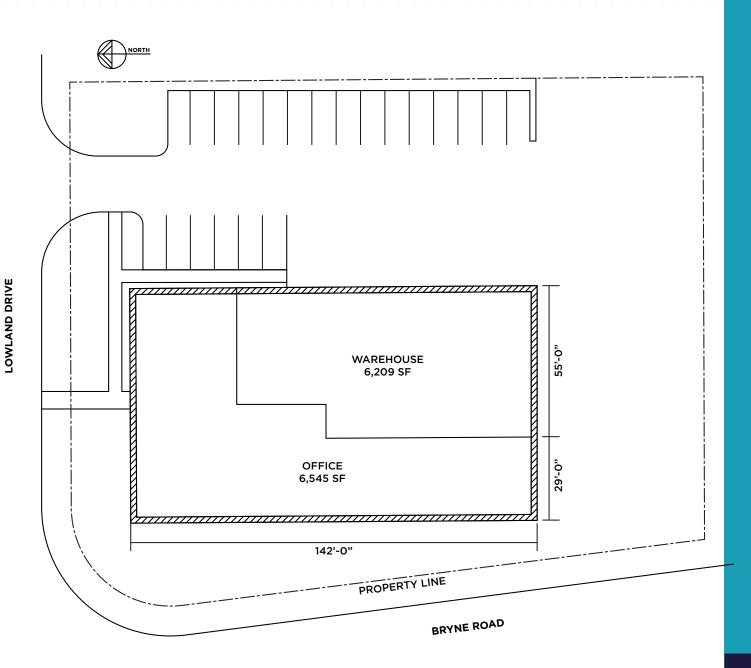
July 31st, 2027 with one option to renew for five years







# MAIN FLOOR PLAN



# **PROPERTY HIGHLIGHTS**



CORNER LOCATION WITH FRONTAGE ALONG BYRNE ROAD AND LOWLAND DRIVE



WELL-MAINTAINED BUILDING WITH NICELY FINISHED OFFICE AREAS



THREE (3) GRADE LOADING DOORS



15' CLEAR CEILING HEIGHTS

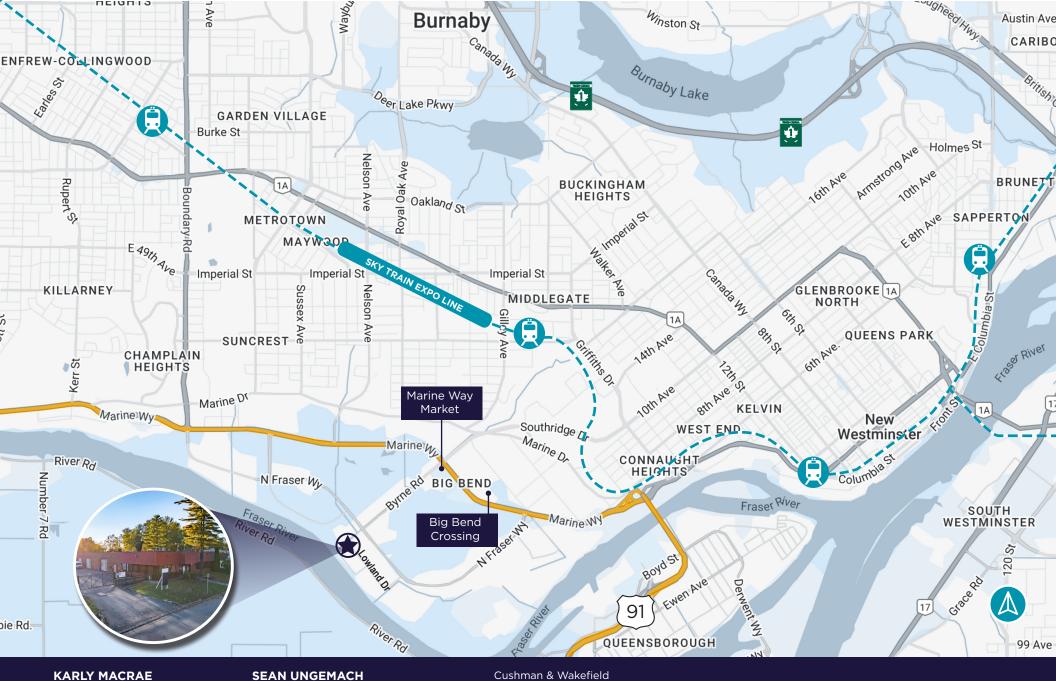


OUTDOOR COVERED STORAGE AREA (±2,400 SF)



SECURED ON-SITE PARKING AND YARD AREA (±9,100 SF)

TOTAL AREA **12,754 SF** 



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