

FOR SUBLEASE

12,754 SF FREESTANDING INDUSTRIAL BUILDING



**CUSHMAN &
WAKEFIELD**

**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

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

**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

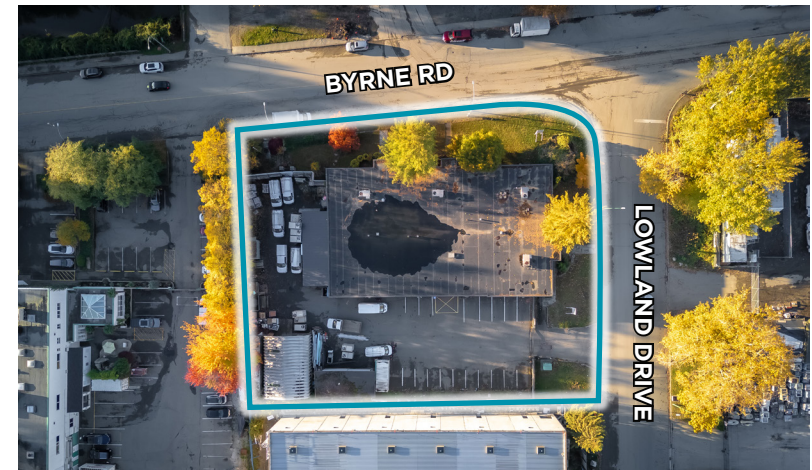
\$6.86 per square foot (estimated 2025)

AVAILABILITY

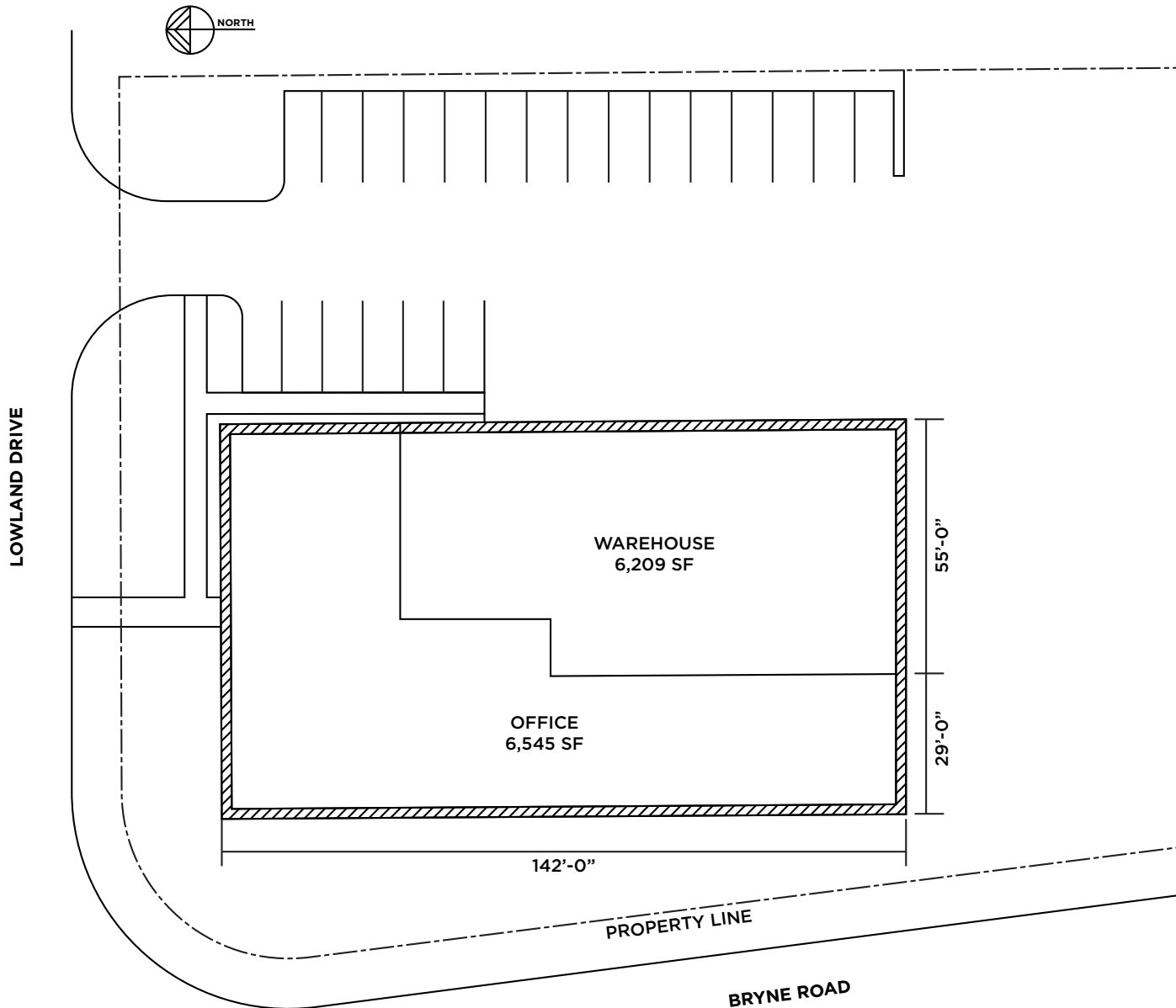
Immediate

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 ($\pm$ 2,400 SF)



SECURED ON-SITE PARKING
AND YARD AREA ($\pm$ 9,100 SF)

TOTAL AREA
12,754 SF



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