

FOR SALE

7410 LOWLAND DRIVE

BURNABY, BC



PROPERTY HIGHLIGHTS



LOCATION

The subject property is positioned on a prominent corner at Byrne Road and Lowland Drive in the highly sought after Big Bend area of South Burnaby. Centrally located in Metro Vancouver, direct and quick access to Marine Way, Boundary Road and 91A offers efficient transportation to all markets North and South of the Fraser River.

PROPERTY DETAILS

LISTING PRICE:
\$8,900,000

SIZE	1.18 acres
ZONING	I1 - Industrial District. Industrial uses include manufacturing and processing of raw and finished materials, distribution and warehousing, and compatible supporting commercial and accessory uses.
IMPROVED	Level, partially paved and gravelled
SERVICES	Power (Single Phase - 100 amp, 120 volt) Water, Sewer
SECURED	Fully fenced with two gates (one electronic security gate)
EXPOSURE	Corner property with exposure to both Byrne Road and Lowland Drive
ACCESS	Two points of ingress and egress (Byrne Road and Lowland Drive)
TENANCIES	Both leases expire June 30, 2027. Neither tenant has an option to renew. Tenant A leases 25,047 SF at \$4.25 PSF basic rent. Tenant B leases 21,930 SF at \$4.75 PSF basic rent.

PROPERTY PHOTOS





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**FOR MORE INFORMATION,
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