

# For Lease

120-4717 LOWLAND DRIVE, BURNABY



Excellent opportunity to lease a 3128 SF warehouse. Ideally situated on the Burnaby/Vancouver border in the Big Bend industrial area, this prime location offers seamless connectivity to all areas of Greater Vancouver. The unit features a 14 Ft height grade door, 30' clear ceiling heights, 3-phase 100 amp 600V electrical service, and 3 parking.

## **Property Highlights**

**Location:** 7417 Lowland Drive, Burnaby

**Positioning:** Strategically situated on the Burnaby/Vancouver border

**Adjacent unit:** An additional adjacent unit (Unit 110-2972 SF) is also available for lease, providing the opportunity to secure over 6000 SF space if required.

## **Key Features**

**Ceiling height:** 30' clear in warehouse and 11' clear in mezzanine

**Grade loading:** 10' wide x 14' height

**Electrical:** 3 Phase 100 Amps 600 Volts

**Parking:** 3 Parking stalls

Don't miss out on this exclusive opportunity to lease a 3000 sq.ft. warehouse in this prime location offers seamless connectivity to all areas of Greater Vancouver.

Invest wisely, invest in success!

For further details, please contact:

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**Rentable Area:** 3,128 sq.ft.  
**Year Built:** 2026  
**Basic Rent:** \$20 per sq.ft., net  
**Additional Rent:** \$5.52 per sq.ft.

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