

For Sale

7405 Lowland Drive

Burnaby, BC

Opportunity to purchase a 12,754 sf freestanding industrial building on a 0.861 acre lot in South Burnaby



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**AVISON
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For Sale



Property details

BUILDING AREA

Office	6,545 sf
Warehouse	6,209 sf*
Total	12,754 sf

*Includes 600 sf of mezzanine area

SITE AREA

0.861 acres (37,505.16 sf)

PID

001-826-867

ZONING

M2 – General Industrial District

SALE PRICE

Please contact listing agents

ANNUAL PROPERTY TAXES (2025)

\$75,094.04

Opportunity

Avison Young is proud to present the opportunity to purchase a freestanding industrial building in Burnaby's desirable Big Bend submarket. Centrally located at the corner of Byrne Road and Lowland Drive, the property offers a rare opportunity to acquire a well-located asset in one of Burnaby's most sought-after industrial nodes, suitable for both owner users or investors.

Location

The property is located on the southeast corner of Lowland Drive and Byrne Road, one-block south of North Fraser Way in the Big Bend area of South Burnaby. Situated near two retail centres, Marine Way Market and Big Bend Crossing, this location benefits from an abundance of amenities. Centrally located near Boundary Road, Marine Way, and Highway 91, the property benefits from quick and convenient access throughout Metro Vancouver.

Unit features



Structural steel frame construction with masonry brick walls and wood siding



New roof in 2016



Three (3) grade loading doors



15' clear ceiling heights



Outdoor covered storage area (+/- 2,400 sf)



Secured on-site parking and yard area



7405 Lowland Drive
Burnaby



Amenities

- | | |
|---|------------------------------|
| 1. Fraser Park Restaurant | 7. White Spot Marine & Byrne |
| 2. JJ Bean Coffee Roasters | 8. London Drugs |
| 3. Canadian Tire | 9. Save-On-Foods |
| 4. Riverway Golf Course & Driving Range | 10. Staples |
| 5. McDonald's | 11. Nando's PERi-PERi |
| 6. Cactus Club Cafe | 12. Boston Pizza |

Contact for more information

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