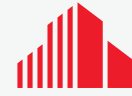


FOR SUBLEASE

**4641 BYRNE ROAD &
7410 LOWLAND DRIVE**
BURNABY, BC



**CUSHMAN &
WAKEFIELD**

18,288 SF BUILDING
WITH A COMBINED 1.85 ACRES AVAILABLE



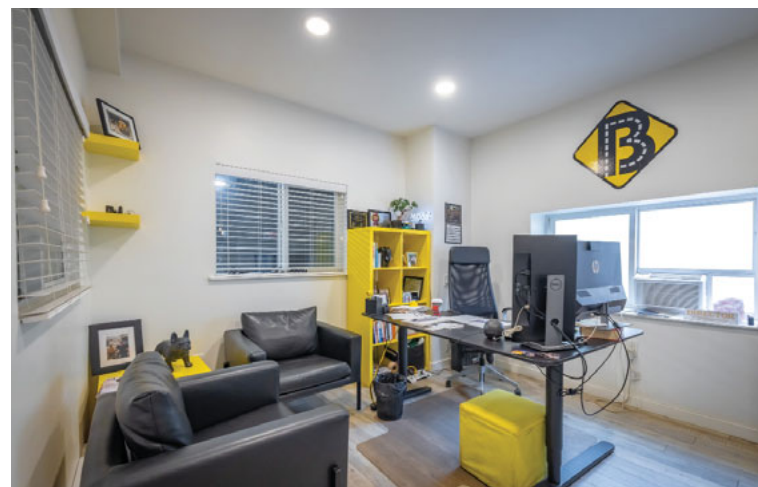
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OPPORTUNITY

Cushman & Wakefield ULC ("C&W") are pleased to present the opportunity to lease 18,288 SF of warehouse and office space on 1.28 acres and half an acre of fully fenced yard area across the street situated in the highly sought after South Burnaby. Located along Byrne Road and Lowland Drive one block South of North Fraser Way, these properties are ideally positioned for easy access to major transportation routes, ample nearby amenities, and a robust labour pool.



PROPERTY FEATURES

4641 BYRNE ROAD - BUILDING & LAND

SITE SIZE
1.28 Acres

ZONING
M2 (General Industrial)

BASIC RENT
Please contact Listing Agents

BUILDING SIZE
18,288 sf total area
Approximately 1,500 sf office

POWER
3-phase 600 amp, 600 volt

ADDITIONAL RENT
\$4.84 psf

LOADING DOORS
Five (5) grade loading doors

LEASE EXPIRY
January 31, 2027

AVAILABILITY
May 1, 2024



PROPERTY FEATURES

7410 LOWLAND DRIVE - LAND

SITE SIZE
0.57 Acres

BASIC RENT
Please contact Listing Agents

LEASE EXPIRY
November 30, 2026

SERVICES
Power, water & sanitary

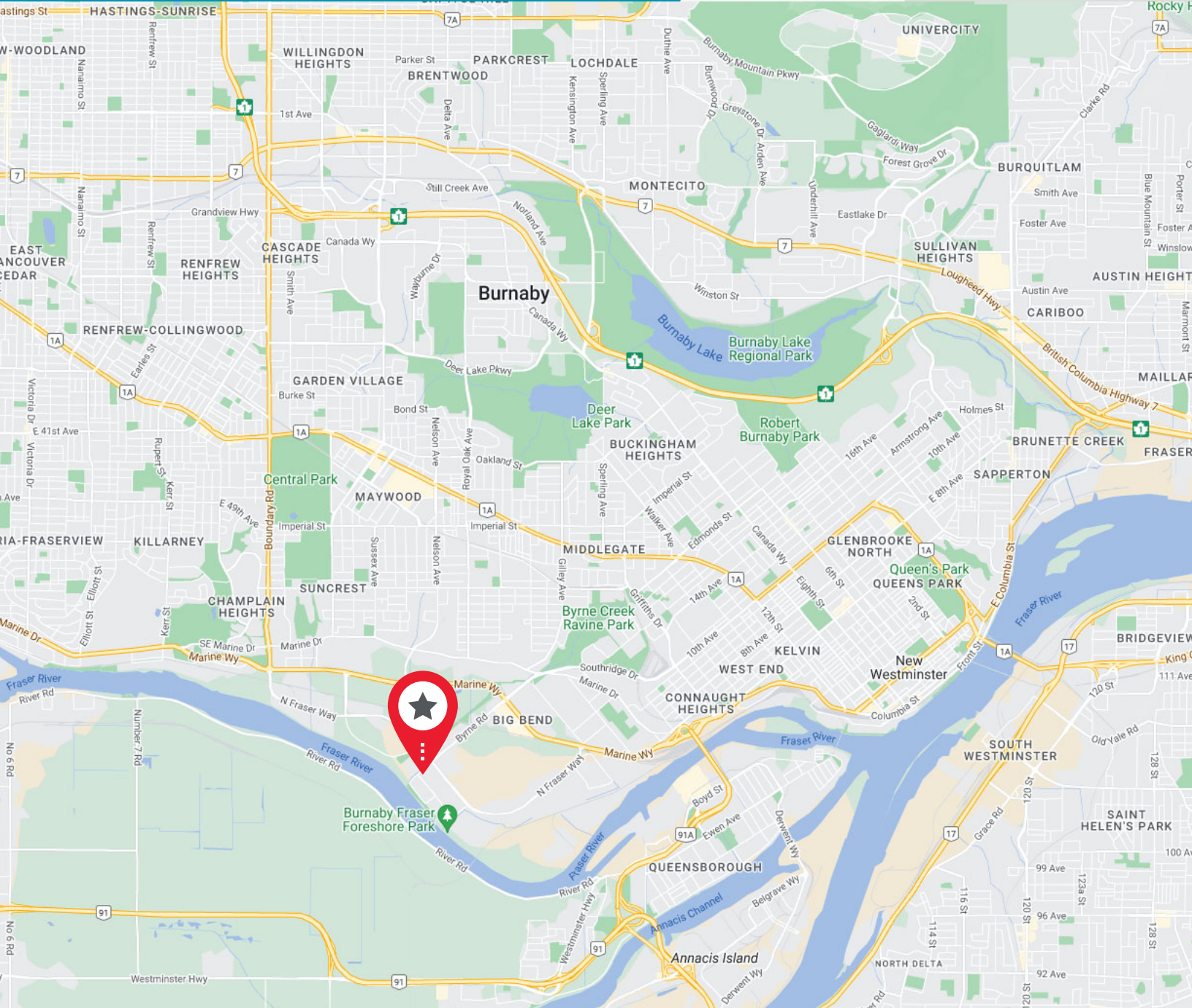
ADDITIONAL RENT
\$1.48 psf

AVAILABILITY
November 1, 2024

ZONING
M2 (General Industrial)

FOR SUBLEASE

4641 BYRNE ROAD & 7410 LOWLAND DRIVE BURNABY, BC



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