

7415 LOWLAND DRIVE, BURNABY, BC



INDUSTRIAL STRATA OWNER/USER
& INVESTMENT OPPORTUNITY
IN SOUTH BURNABY.

AVISON
YOUNG

UNIONALLIED.CA/HIGH_POINT_PARK

UNIONALLIED
CAPITAL CORPORATION

OPPORTUNITY

- ➔ 24 LIGHT INDUSTRIAL STRATA UNITS
- ➔ 4 BUILDINGS TOTTALLING 81,723 SQUARE FEET

Union Allied is pleased to present High Point Park – a 4-building, 24-unit light industrial strata development with units starting from 3,062 square feet. This presents a unique opportunity for owner/ users and investors to acquire sought-after industrial real estate.

Its central location close to vital highways and other major businesses and amenities make this an excellent opportunity to acquire a valuable industrial property in the growing Burnaby area. Construction is expected to start Q1 2023 and the project will be delivered in two phases, with phase 1 (Buildings 3 & 4) delivered in Q2 2024 and phase 2 (Buildings 1 & 2) delivered in Q2 2025.



ZONING

M2 GENERAL INDUSTRIAL DISTRICT

- Warehouse / Storage
- Manufacturing
- Laboratories
- Rehearsal & Production Studios
- Retail / Service Commercial
- Trade School
- Sales, Rentals & Repairs (various products)
- Brewery / Distillery

*Contact Listing Agents for full zoning schedule

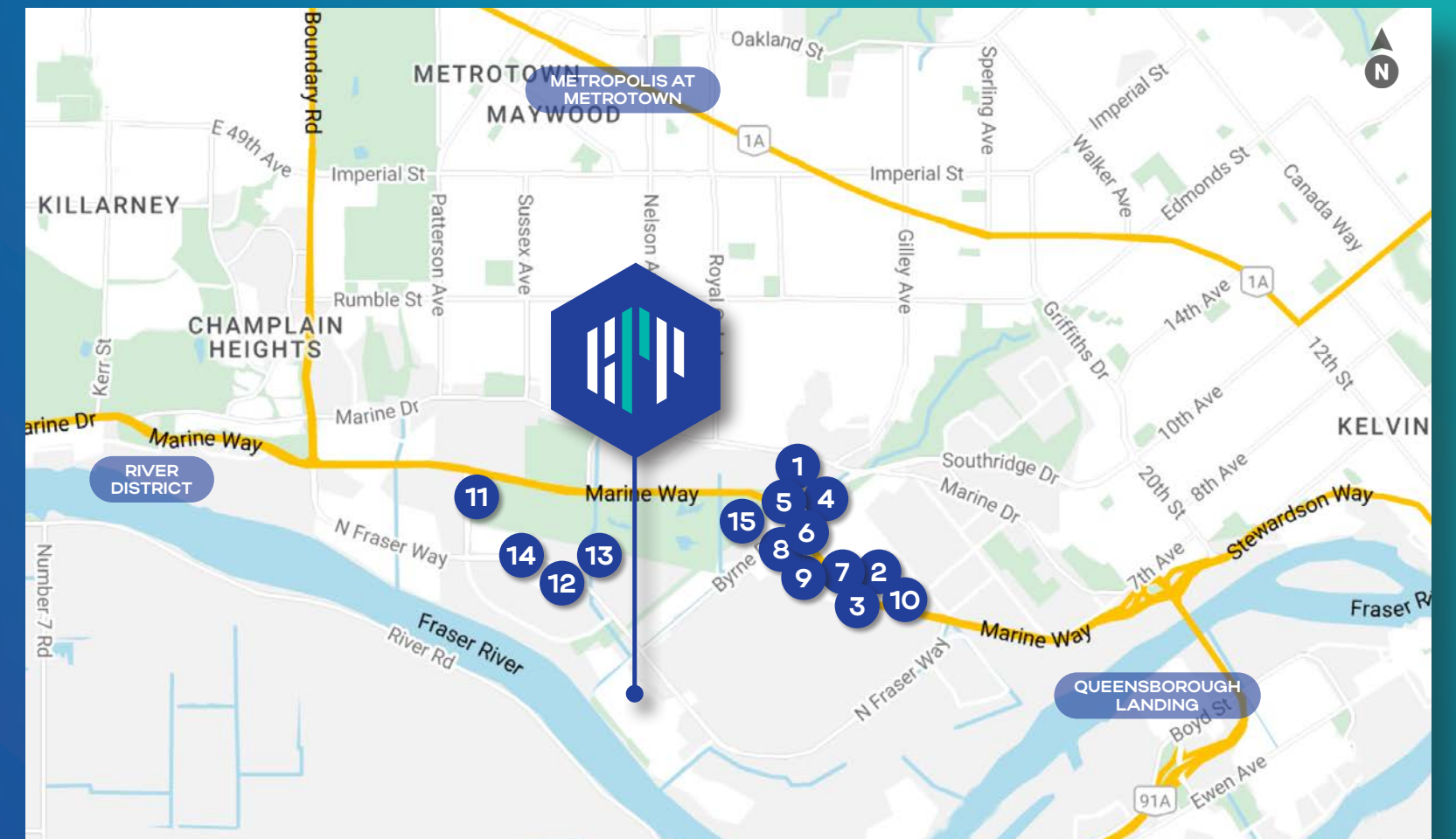
UNIT FEATURES

- PARKING**
2 parking stalls per unit
- LOADING DOOR**
Grade level loading per unit (10'x14')
- CONSTRUCTION**
Concrete tilt up
- SPRINKLERS**
ESFR Sprinklers
- CEILING HEIGHTS**
 - 30' clear heights in warehouse
 - 18' clear heights under mezzanine
 - 11' clear heights in mezzanine
- ELECTRICAL SERVICE**
100 amp, 600 volt, 3 phase with potential upgrade up to 200 amp
- DRAINAGE**
*contact Listing Agents for details
- LIGHTING**
High efficiency LED lighting
- SKYLIGHTS**
3 skylights per unit
- FLOOR LOAD**
Heavy floor load capacity
 - 350 lbs/sf main floor
 - 100 lbs/sf mezzanine

LOCATION

High Point Park is prominently located along Lowland Drive, between Byrne Road and Beedie Street, in the Big Bend Area of South Burnaby. It is located only minutes from the Vancouver-Burnaby boarder and easily accessible via Marine Way and Boundary Road. This area provides convenient access to Burnaby, Vancouver, Richmond and Surrey, and is serviced by an abundance of amenities at the nearby Market Crossing and Big Bend Crossing retail developments and River District Town Centre.

- **DRIVE TIMES**
 - 5-MIN** to Boundary Road
 - 10-MIN** to Westminster Hwy & HWY 91
 - 20-MIN** to HWY 1
 - 9-MIN** to Metrotown
 - 14-MIN** to SFPR
 - 30-MIN** to Downtown Vancouver



RESTAURANT

1. Cactus Club
2. White Spot
3. Boston Pizza
4. McDonald's
5. Pokerrito

SHOPPING

6. Vancity
7. TD Bank
8. Canadian Tire
9. London Drugs
10. Purolator

BUSINESS & OFFICE

11. Best Buy Canadian Headquarters
12. Ritchie Bros. Auctioneers
13. Amazon Fulfillment Center
14. Ballard Power Systems Inc
15. Milwaukee Factory Service Centre

OVERVIEW

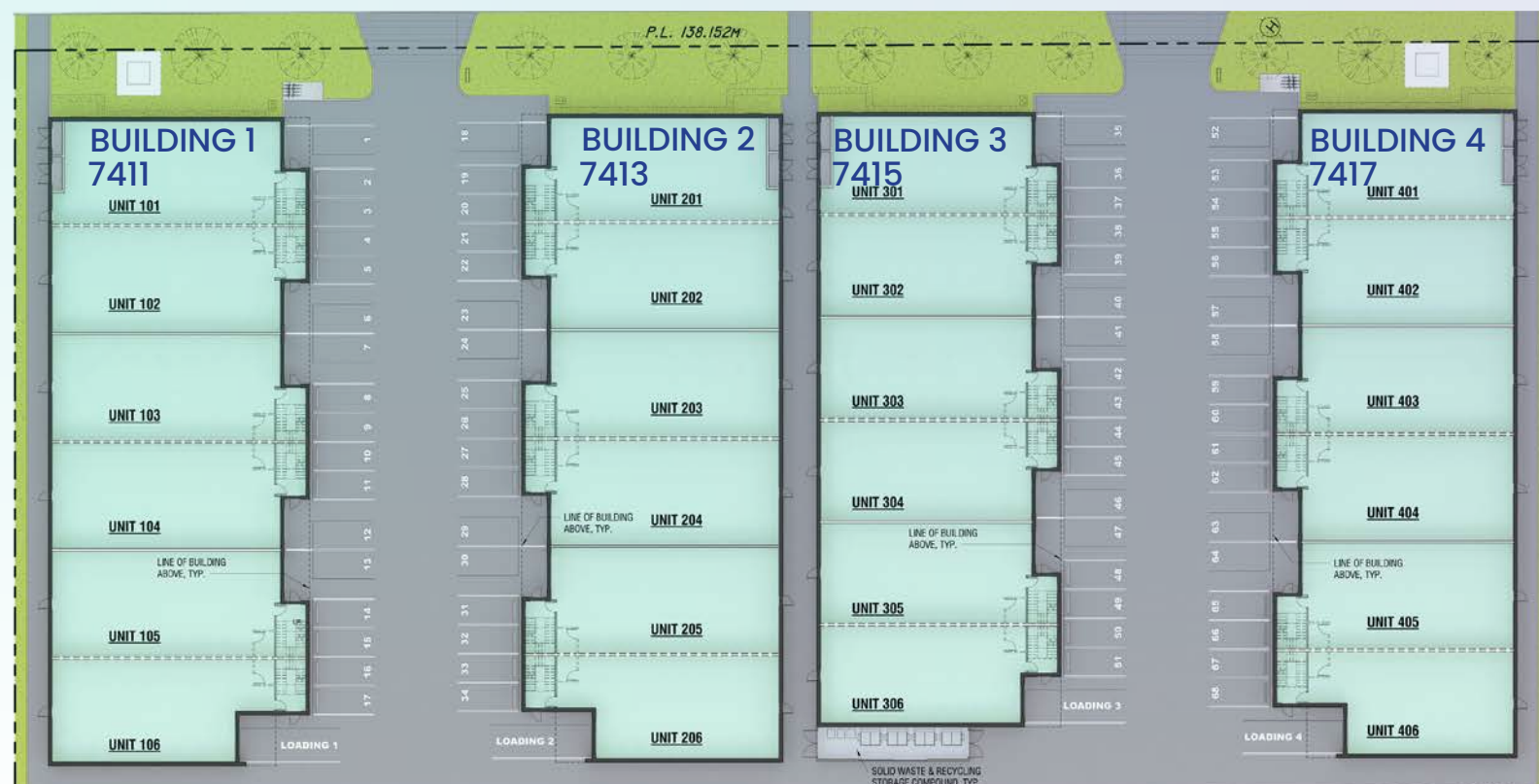
METRO VANCOUVER AND BURNABY AREA INDUSTRIAL OVERVIEW & STATISTICS, Q4 2021

As of Q4 2021, Metro Vancouver remains to be North America's tightest industrial market for six consecutive quarters. Availability of space, land use issues, increased e-commerce demand due to the ongoing pandemic, and labour proximity have all been contributing factors in the rapid price appreciation of industrial assets and land. With the lowest vacancy rate in North America at 0.5%, the region's average rental rate has increased by 97% in the past seven years and industrial investment has reached record highs in the same time frame, reaching \$2.3B in 2021.



SITEPLAN

LOWLAND DRIVE



DEVELOPER

UNIONALLIED
CAPITAL CORPORATION

WELCOME TO A NEW WORLD OF CONCRETE, GLASS AND STEEL.

We are reimagining the possibilities of commercial, industrial and residential development with excellent ideas. We identify and invest in real estate in developed urban centres. By locating areas that exhibit drivers of intensification and generating real estate, we build valued properties.



**FOR MORE INFORMATION,
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