



HIGH POINT PARK

7415 LOWLAND DRIVE, BURNABY, BC

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

AVISON
YOUNG

UNIONALLIED
CAPITAL CORPORATION

OPPORTUNITY

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

Union Allied and Avison Young are pleased to present High Point Park, a four-building, 24-unit light industrial strata development offering units from 3,062 square feet.

High Point Park presents a rare opportunity for both owner-users and investors to secure premium industrial real estate in Burnaby. Ideally situated near major highways, businesses, and everyday amenities, the development offers excellent accessibility and lasting value in one of the region's most active industrial markets.

The project will be delivered in two phases. Phase 1, comprising Buildings 3 and 4, is now complete and ready for occupancy. Phase 2, comprising Buildings 1 and 2, is currently under construction and is anticipated to be delivered in Summer 2026.



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

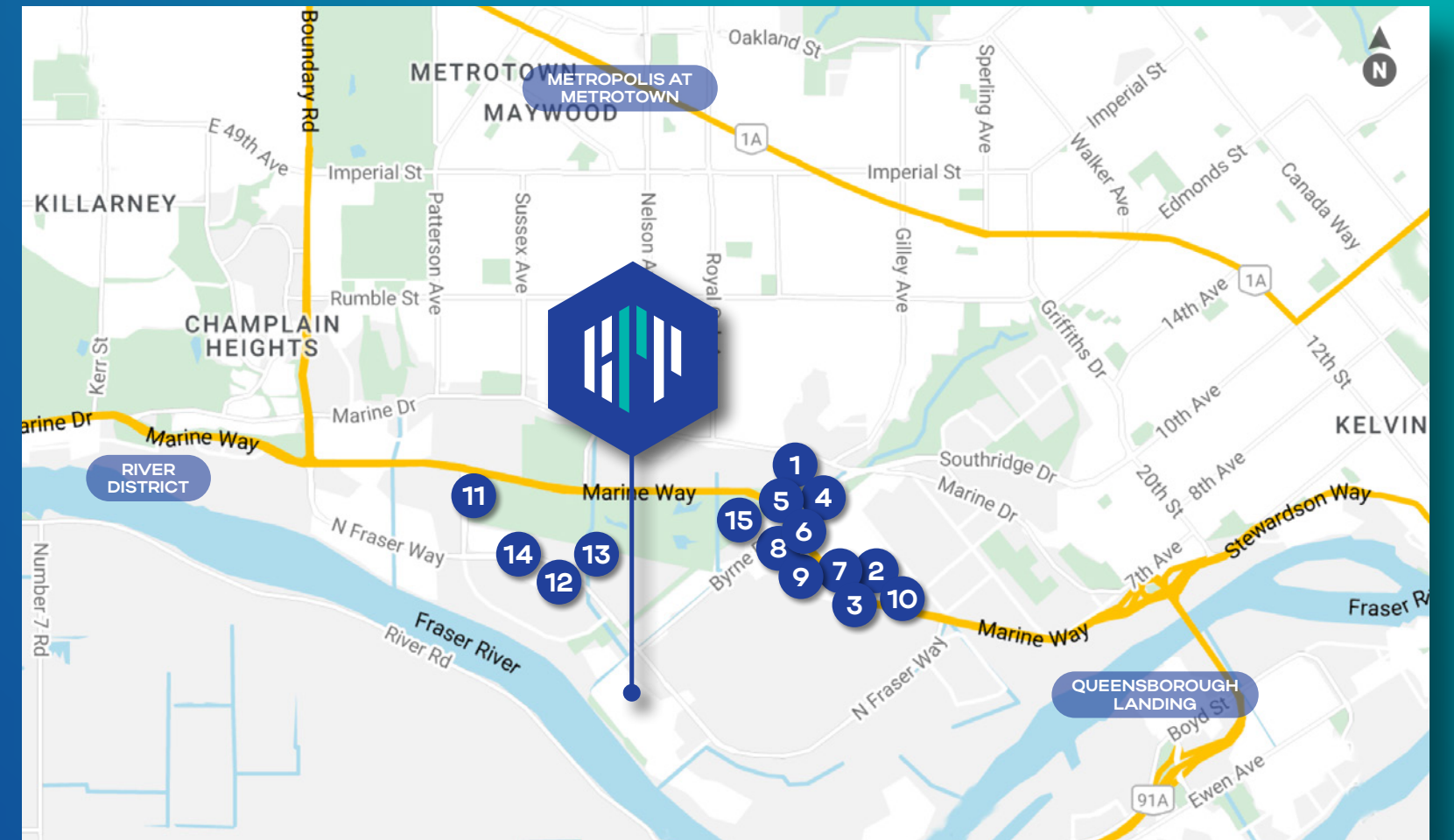
UNIT FEATURES

-  **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
- **DRIVE TIMES**
 - 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

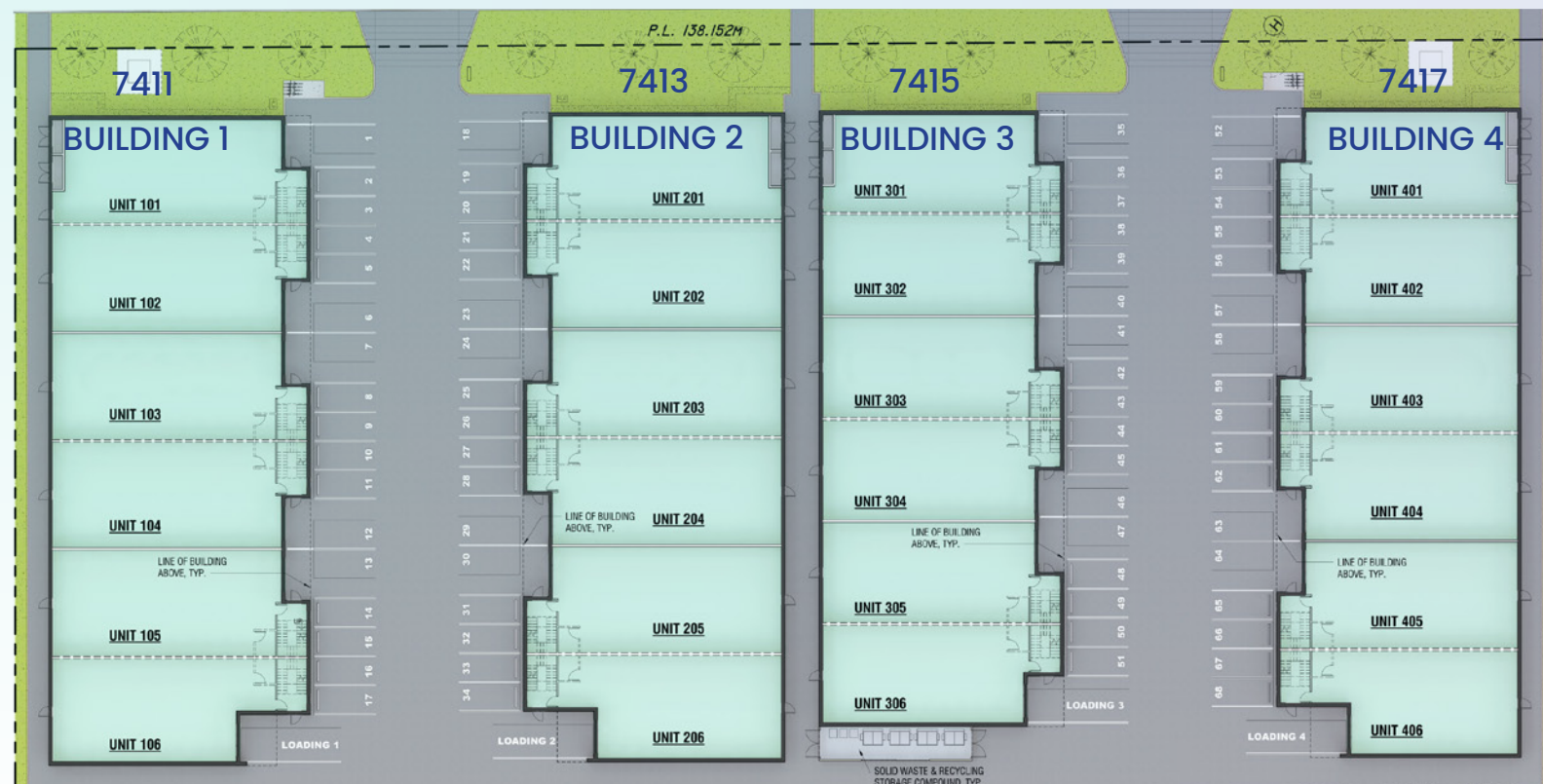
METRO VANCOUVER AND BURNABY AREA INDUSTRIAL OVERVIEW & STATISTICS

Metro Vancouver remains one of North America's tighter industrial markets, though the sector has moderated from peak conditions. Ongoing industrial land scarcity, land use constraints, transportation connectivity, and labour access continue to underpin demand. As of Q4 2025, vacancy remained low at roughly 4.5%, while average asking net rents were still near \$20.00 psf per annum, despite softening from prior highs.



SITE PLAN

LOWLAND DRIVE



DEVELOPER

UNIONALLIED
CAPITAL CORPORATION

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

We are re-imagining 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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