

FOR LEASE | INDUSTRIAL
PINNACLE PARK AT BURBIDGE STREET
COQUITLAM, BC



- ▶ **6,794 - 50,372 SF Premium Warehouse/Office with River Views**
- ▶ **Mayfair Industrial Area**

Location

Conveniently situated in Coquitlam, Pinnacle Park is an 18 acre industrial development comprised of 6 buildings totaling 320,000 SF. The Park is located at the south end of Burbidge Street and just south of United Boulevard, which connects to the Trans-Canada Highway (Highway 1). There are many amenities nearby the complex including Micky's Public House, the Hard Rock Casino, Starbucks, and Cactus Club Cafe (off Lougheed Highway).

Highlights

- ▶ Easily accessed via Highway 1 and Lougheed Highway
- ▶ Dock & grade loading units
- ▶ Ample parking
- ▶ Professional landlord

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Steve Caldwell
Personal Real Estate Corporation
Executive Vice President | Principal
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

FOR LEASE | INDUSTRIAL PINNACLE PARK AT BURBIDGE STREET COQUITLAM, BC

Available Space

Building	Unit	Warehouse	Ground Office	Second Floor	Total Area	Loading	Basic Rent	Total Monthly+GST*	Availability
1	101-107	44,072 SF	3,000 SF	3,300 SF	50,372 SF	7 grade, 7 dock	Contact Broker	Contact Broker	Oct 1, 2026
7	102	4,814 SF	1,980 SF	-	6,794 SF	1 grade, 1 dock	Contact Broker	Contact Broker	Sept 1, 2026
7	103-104	11,412 SF	2,200 SF	-	13,612 SF	2 grade, 2 dock	Contact Broker	Contact Broker	Sept 1, 2026
7	105	4,703 SF	2,097 SF	337 SF	7,137 SF	1 grade, 1 dock	Contact Broker	Contact Broker	LEASED
7	102-105	20,929 SF	6,277 SF	337 SF	27,543 SF	4 grade, 4 dock	Contact Broker	Contact Broker	Sept 1, 2026
9	131	5,280 SF	-	-	5,280 SF	1 grade, 1 dock	Contact Broker	Contact Broker	LEASED
9	129-130	6,512 SF	3,400-4,028 SF	-	10,540 SF	2 grade, 2 dock	Contact Broker	Contact Broker	LEASED

*All rental amounts subject to change without notice. Total Monthly + GST includes Basic and Additional Rent and Management fees and is an approximate estimate.

Zoning

M2 (Industrial Business)

A full copy of bylaw will be furnished upon request.

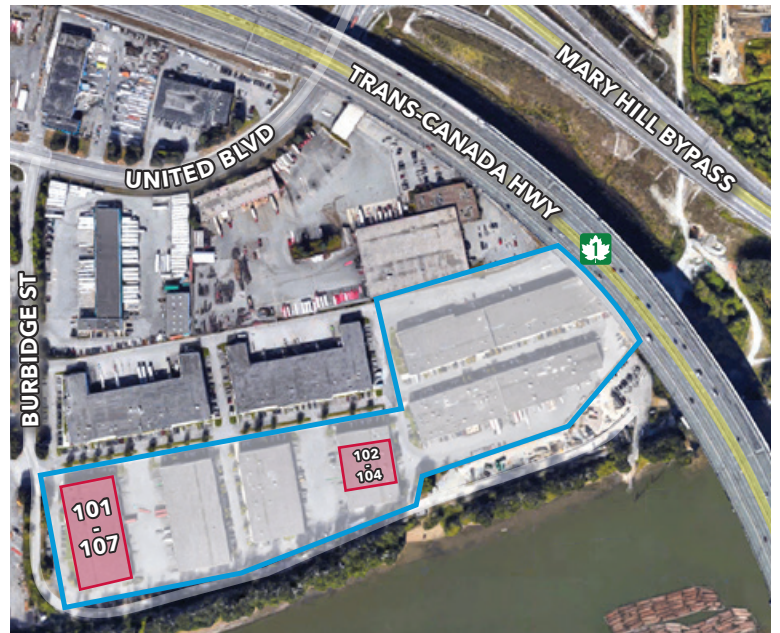
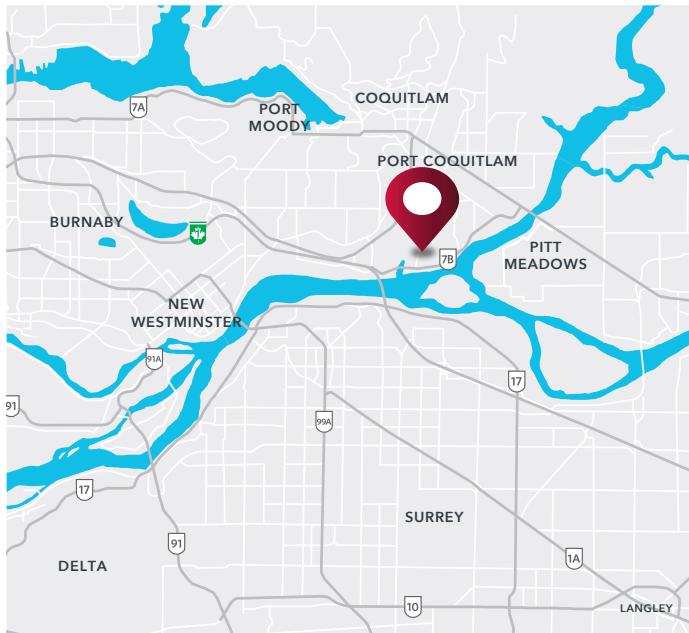
Additional Rent**

\$6.69 PSF per annum + 5% management fee on Basic Rent

**Based on budget from August 2025 to July 2026.

Features

- ▶ Professionally managed and owned
- ▶ Concrete tilt-up construction
- ▶ Fully-sprinklered
- ▶ 26' warehouse ceilings
- ▶ Dock and grade loading per unit
- ▶ Air conditioning (select units)
- ▶ 3 phase electrical service



Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
Executive Vice President | Principal
D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com