

FOR LEASE | INDUSTRIAL
#2 - 120 GLACIER STREET
COQUITLAM, BC

REDUCED RATE



- ▶ Highway Accessible Strata Unit
- ▶ 3,510 SF Warehouse/Office Space

Location

Located at the corner of Golden Drive and Glacier Street in the Mayfair Industrial Park located at the west end of the Port Mann Bridge. Direct access is available to Lougheed Highway and the Trans-Canada Highway.

Steve Caldwell

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Opportunity

To lease a centrally-located warehouse with offices at the west end of the Port Mann Bridge.

Features

- ▶ Concrete tilt-up construction
- ▶ 20' ceilings
- ▶ Grade level loading door accessed from a loading court between buildings 120 & 130 Glacier
- ▶ 175 amp 3-phase power
- ▶ Test kitchen with lunchroom
- ▶ Shell warehouse (recently painted)
- ▶ 3 parking stalls, EV charging port
- ▶ Grade level loading door
- ▶ New LED lighting

Available Areas

Warehouse	2,008 SF
First floor office	440 SF
Second floor office & lunchroom	1,062 SF
Total	3,510 SF

**Sizes are approximate and subject to verification*

Zoning

M2 (Industrial)

Asking Lease Rate

\$22.00 PSF \$18.95 PSF net

Additional Rent

\$8.42 PSF per annum
(2024 estimate)

Availability

Immediate



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