

**FOR LEASE**  
**69 & 71**  
**Glacier Street**  
COQUITLAM, BC

**Demising options now available**

Managed by

**Beedie**

Marketed by

**AVISON  
YOUNG**



# FOR LEASE

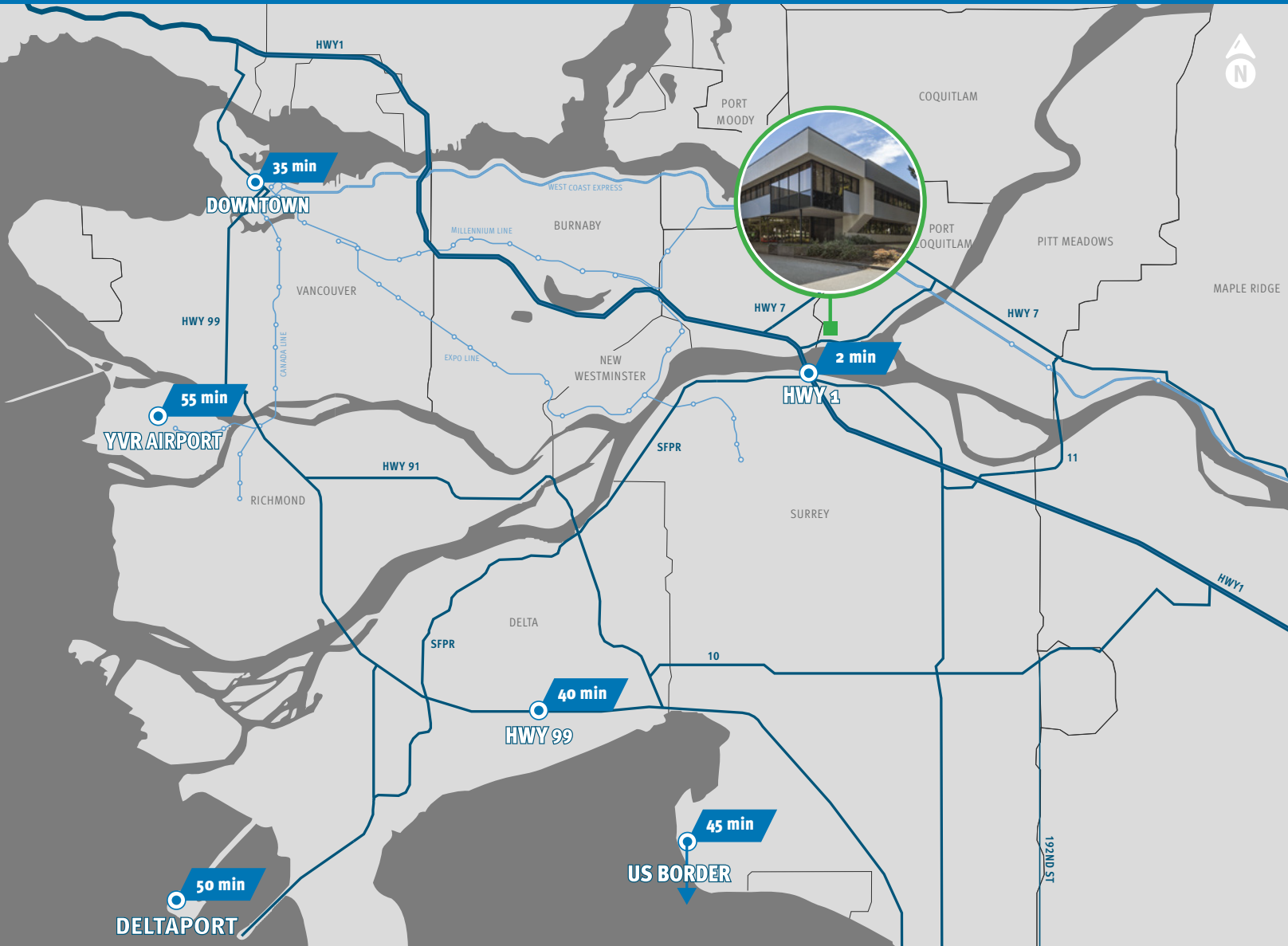
**69 & 71 Glacier Street**  
Coquitlam, BC



## LOCATION

The property is located in the geographic center of Metro Vancouver. Situated at the south end of Glacier Street, one block east of United Boulevard, the location provides almost immediate access to Lougheed Highway and the Trans-Canada Highway.

The Coquitlam industrial market remains strong with limited availability and vacancy at 0.2%.



## OPPORTUNITY

Avison Young & Beedie are pleased to present this rare opportunity to lease 21,640 SF - 115,586 SF of industrial with office space in a campus-style setting at 69 & 71 Glacier Street, Coquitlam. Businesses are encouraged to work with the Landlord to improve the space to suit their requirements. The property sits on a 4.18-acre site, and benefits from having access to a Canadian Pacific rail spur, as well as extensive on-site parking.



**AVAILABILITY**  
September 2023



**LEASE RATE**  
By proposal



**TAXES & OP. COST**  
\$6.03 PSF (2022 est.)



**ZONING**  
M-1 General Industrial



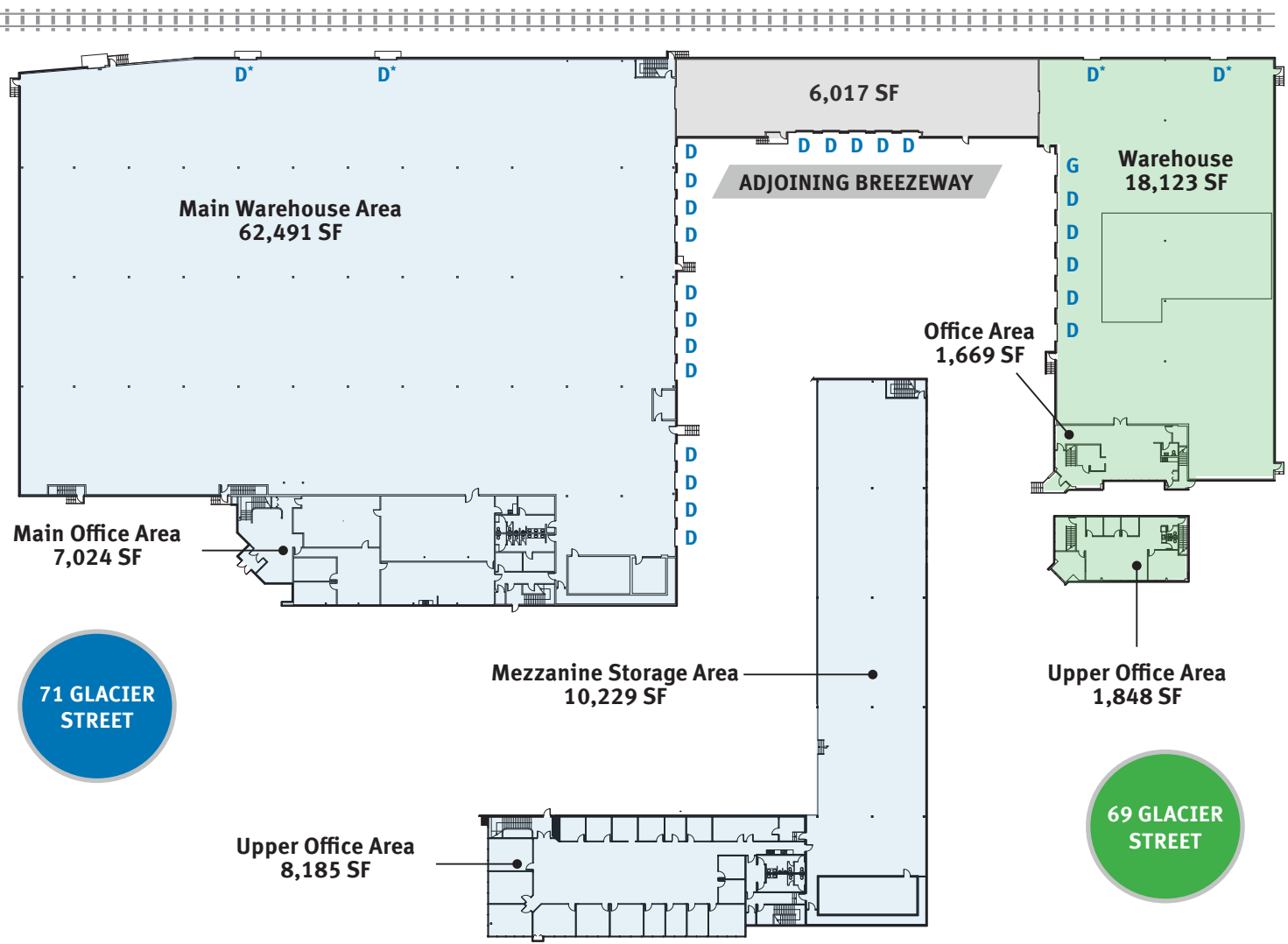




# 69-71 GLACIER STREET

## MARKETING PLAN

**LEGEND** D = Dock doors G = Grade doors  
 \*Rail serviced dock doors



71 GLACIER STREET

69 GLACIER STREET

### PROPERTY OVERVIEW

#### BUILDING SIZE

<b>71 Glacier Street</b>	
Warehouse	62,491 SF
Ground floor office	7,024 SF
Second floor office	8,185 SF
Mezzanine storage	10,229 SF
<b>Total:</b>	<b>87,929 SF</b>

<b>69 Glacier Street</b>	
Warehouse	18,123 SF
Ground floor office	1,669 SF
Second floor office	1,848 SF
<b>Total</b>	<b>21,640 SF</b>

**Adjoining breezeway\***  
 Warehouse 6,017 SF\*

**Total Area: 115,586 SF**

\*Potential to remove the adjoining breezeway for additional parking

#### LOADING

<b>71 Glacier Street:</b>	12 Dock doors
	2 Rail serviced dock doors
<b>69 Glacier Street:</b>	5 Dock doors
	2 Rail serviced dock doors
	1 Grade door
<b>Breezeway:</b>	5 Dock doors

#### CEILING HEIGHT

Warehouse: 26.5' clear  
 Under Mezz: 12' clear

#### SPRINKLER

ESFR sprinkler system

#### LOT SIZE

4.18 acres

#### PHOTOS

For more property photos, [click here.](#)







## ABOUT THE PROPERTY MANAGER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, and property manager, servicing 169 properties totaling over 12 million square feet of leasable space across BC and Alberta. With decades of in-house property management experience, our dedicated and qualified team provides proactive and responsive service to our diverse portfolio of clients.

As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

[www.beedie.ca](http://www.beedie.ca)





**69 & 71 Glacier Street  
Coquitlam, BC**

## CONTACT

**RYAN KERR\***, Principal

604 647 5094 / [ryan.kerr@avisonyoung.com](mailto:ryan.kerr@avisonyoung.com)

\*Ryan Kerr Personal Real Estate Corporation

**BEN LUTES**, Executive Vice President

604 646 8382 / [ben.lutes@avisonyoung.com](mailto:ben.lutes@avisonyoung.com)

**JOE LEHMAN\***, Principal

604 757 4958 / [joe.lehman@avisonyoung.com](mailto:joe.lehman@avisonyoung.com)

\*Joe J. Lehman Personal Real Estate Corporation

**GARTH WHITE\***, Principal, SIOR

604 757 4960 / [garth.white@avisonyoung.com](mailto:garth.white@avisonyoung.com)

\*Garth White Personal Real Estate Corporation

**AVISON  
YOUNG**

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**Beedie/**

[www.beedie.ca](http://www.beedie.ca)