



88 Millside Street, Coquitlam, BC

AVAILABLE FOR SALE OR LEASE

**An exceptional opportunity in an irreplaceable
location at the entrance to Fraser Mills.**

Developed by

Beedie/

THE LOCATION YOU'VE BEEN WAITING FOR

Welcome to **88 Millside** – a landmark industrial opportunity within Fraser Mills, Coquitlam's first and only mixed-use, waterfront community. Developed and constructed by Beedie, this state-of-the-art 110,270 SF development includes dock and grade loading, a stunning street facade, extensive glazing, soaring 32' clear ceilings, and more. 88 Millside includes the capacity for up to 25,560 SF of fully-customizable office across two floors, allowing retail or industrial uses accessory to the primary use. Contact Beedie for the opportunity to establish your business among industry leaders in this vibrant new neighbourhood at the gateway to this master-planned community. Our experienced design and development teams look forward to helping you customize this space to meet your business' unique requirements.



ZONING
CD-1



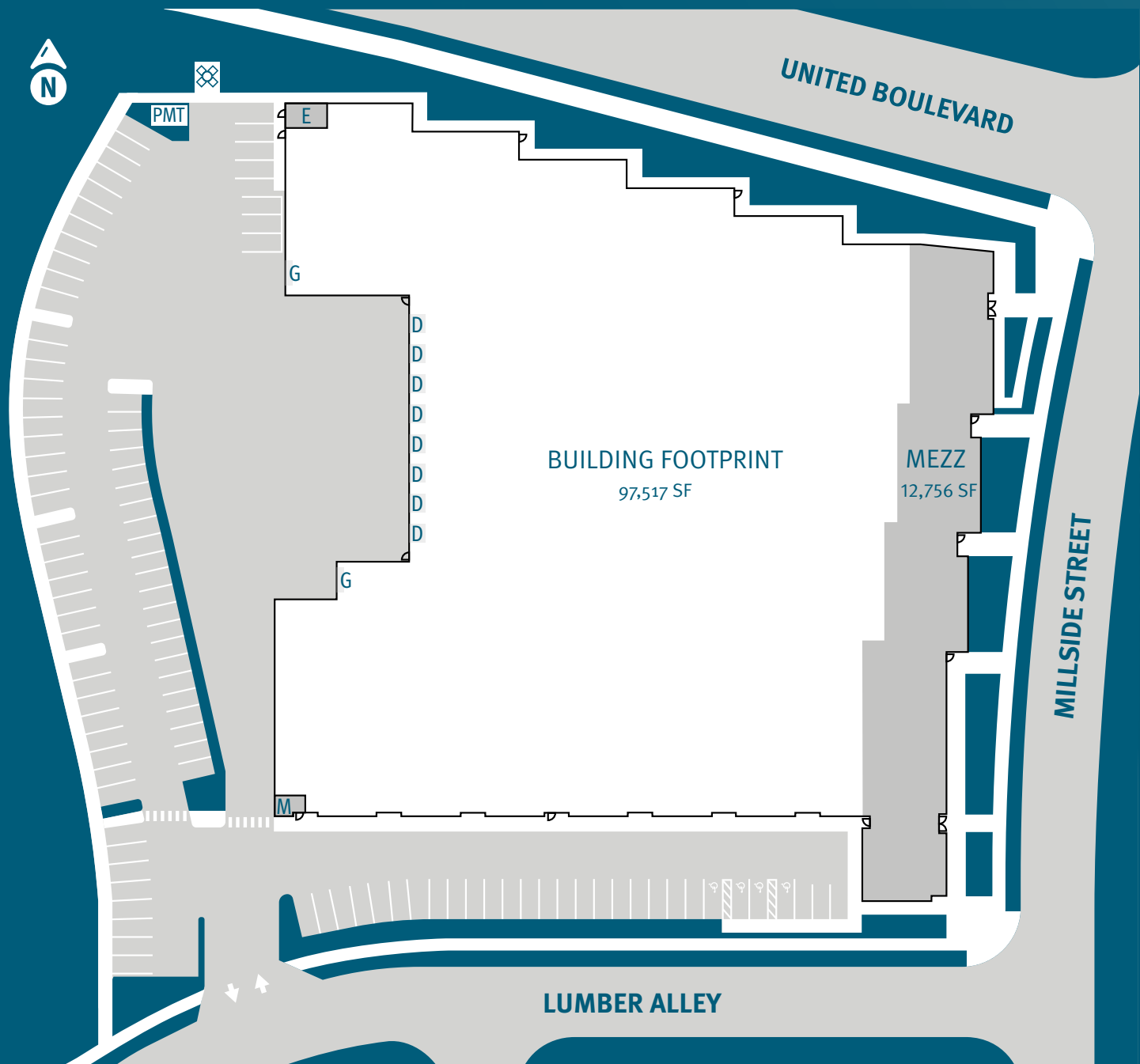
COMPLETION
18 months from contract execution



SALE PRICE/LEASE RATE
Contact our sales team



MARKETING PLAN



















LEGEND

- D = Dock Door
- G = Grade Door
- M = Mechanical Room
- E = Electrical Room
- ⊗ = Amenity Area
- PMT = Pad Mounted Transformer



BUILDING FEATURES

*Specifications will be adjusted to suit client requirements.

- **ACREAGE**
4.32 AC
- **PARKING**
104 stalls
- **HEATERS**
Gas-fired unit heaters
- **WAREHOUSE**
Skylights & painted interior walls for greater illumination
- **CONSTRUCTION**
Concrete tilt-up insulated panels
- **FLOOR LOAD**
700 lbs PSF warehouse floor load capacity
- **MEZZANINE**
Concrete, complete with guardrail & 100 lbs PSF floor load capacity
- **RECIRCULATION FANS**
Ceiling fans located near loading doors
- **CEILING HEIGHT**
32' clear warehouse
- **SPRINKLERS**
ESFR sprinkler system
- **ELEVATOR**
1 elevator provided
- **EV CONDUIT**
3 underground conduits with pull string for future installation of EV chargers
- **LOADING**
8 dock & 2 grade loading doors
- **LIGHTING**
High efficiency LED fixtures
- **POWER**
1,600 amps at 347/600 volts provided via pad-mounted transformer
- **SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion



WHERE YOU WANT TO BE

Located on United Boulevard, at the entrance to Fraser Mills, this development offers exceptional exposure and prime connectivity to both Highway 1 and Highway 7 (Lougheed Highway) offering efficient access to major distribution and transportation networks, including YVR International Airport and the Canada/US Border.

Office, commercial, residential, and retail spaces will connect with vibrant outdoor plazas, recreational facilities, and parkland, creating a truly energetic waterfront community. Whether you're a homeowner, business owner, or visitor to Fraser Mills, this will be a place where everyone can thrive.

DRIVE TIMES

- 1 min to Highway 7
- 3 mins to Highway 1
- 5 mins to Braid SkyTrain Station
- 9 mins to Coquitlam Centre
- 25 mins to Downtown Vancouver
- 30 mins to YVR Int'l Airport
- 45 mins to Deltaport
- 45 mins to US Border Crossing



REIMAGINING THE WATERFRONT

Welcome to Fraser Mills - Coquitlam's first and only waterfront community.

Designed as a complete and connected community, Fraser Mills is intentionally optimized to fully embrace the riverbank. Filled with gathering places, green spaces and endless choices for work and play, this vibrant community welcomes the next generation of businesses and visionaries.



Multi-modal transit connects employees and visitors to the river and to surrounding municipalities by foot, bicycle, car and bus. A series of waterfront and greenway trails link to existing trail networks for prime walkability.



Recreational spaces, cafes, restaurants, and a 50,000 SF aquatic centre anchor this landmark community. Whether walking down the new pier or dining on a patio, employees and visitors alike can take advantage of all the amenities Fraser Mills has to offer.



A diversified business landscape will expand on the existing light industrial opportunities to provide more than 1,700 jobs nearby. Employment in retail and office spaces are set to grow the area's energy and possibility.



CONTACT

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