



**FOR LEASE**

12,563 SF Freestanding Building on  
2.43 Acres | Minutes from Highway 1

1316 United Boulevard, Coquitlam BC

Accelerating success.

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Managed by:

**Beedie/**

Marketed by:



# Property Overview

A rare, low site coverage industrial building amidst “furniture row” in sought-after, central Coquitlam.

This property offers first class exposure and access, along with excellent proximity to amenities, transit, employees and major connecting arterial routes.

- Adjacent the brand new, master-planned Fraser Mills community
- 7 minutes to the Port Mann Bridge
- 18 minutes to the 200th Street interchange @ Highway 1
- 25 minutes to the Fraser Surrey Docks
- 30 minutes to Downtown Vancouver
- 34 minutes to the Truck Crossing U.S. Border
- 40 minutes to Vancouver International Airport
- 48 minutes to DeltaPort



# Property Features

<b>Site Size</b>	2.43 acres	
<b>Zoning</b>	CD-1	
<b>Building Area*</b>	Warehouse/Shop 10,727 SF	
	Office 1,836 SF	
	Total 12,563 SF	
	<i>* Approximate areas, to be verified</i>	
<b>Ceiling Height</b>	17' clear	
<b>Loading</b>	5 drive-through bays with 12' x 14' grade-level loading doors at either end	
<b>Power</b>	200 amp & 600 volt service	
<b>Building Features</b>	<ul style="list-style-type: none"><li>• Freestanding building in the heart of Pacific Reach Business Park</li><li>• Concrete block construction</li><li>• Updated LED lighting in warehouse</li><li>• Ample yard area for outside storage, nearly fully paved</li><li>• Extensive parking opportunities</li><li>• Good exposure to United Boulevard</li><li>• Option for improvements to suit tenant requirements</li><li>• Professionally managed by Beedie</li></ul>	
	<b>Available</b>	Immediately
	<b>Lease Rate</b>	\$45,000 per month, net
	<b>Additional Rent</b>	\$8,700 per month (2024 estimate)
	<b>Lease Term</b>	Up to 10 years





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