

FOR LEASE | INDUSTRIAL  
**1560 BOOTH AVENUE**  
COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,750 SF Quality Warehouse**
- ▶ **Central Location**

**Steve Caldwell**

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### Available Area

Warehouse	3,050 SF
Mezzanine	350 SF
Office	350 SF
<b>Total</b>	<b>3,750 SF</b>

### Zoning

B-1 (Business Enterprise Zone)

### Basic Rental Rate

\$18.95 PSF

### Additional Rent

\$6.30 PSF (2025 estimate) plus 5% management fee on Basic Rent

### Availability

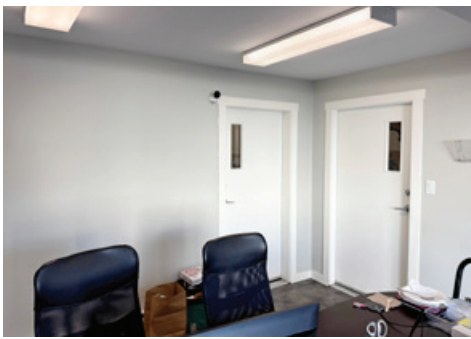
April 1, 2025

### Location

The subject property is located on the east side of Schoolhouse Street on Booth Avenue. This site is between Lougheed Highway and Brunette Avenue which is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and the location provides easy access to Highway 1.

### Features

- ▶ Grade loading
- ▶ Ample parking
- ▶ 40' x 85' warehouse (no columns)
- ▶ 20' ceiling height
- ▶ FSR sprinklers
- ▶ T8 lighting
- ▶ 200A 480V 3-phase power
- ▶ Overhead gas heating
- ▶ Professional landlord



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