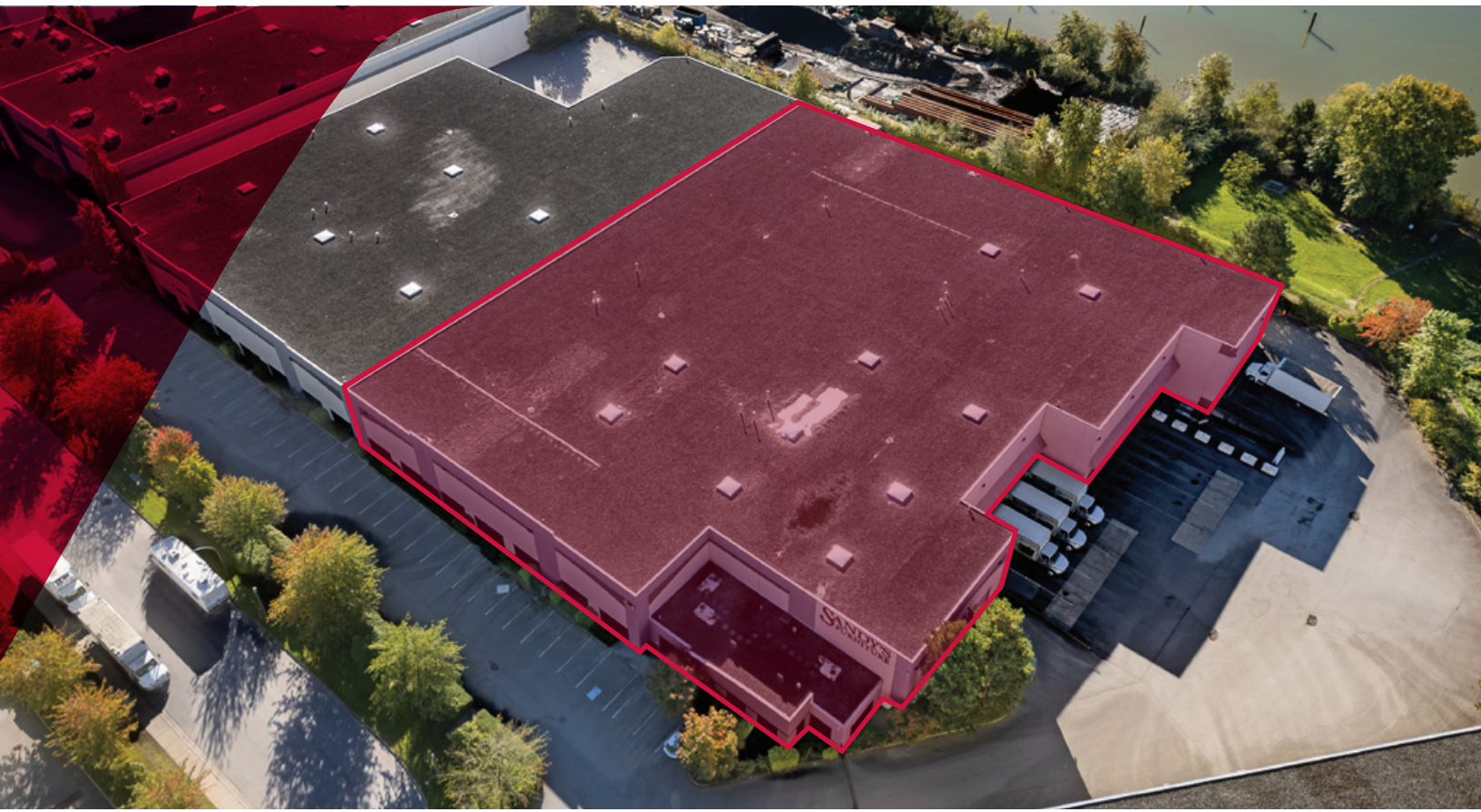


FOR LEASE | INDUSTRIAL
1400 BRIGANTINE DRIVE
COQUITLAM, BC



- ▶ **60,000 SF Modern Industrial Facility**
- ▶ **Strategically Positioned in the Pacific Reach Area**

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Location

The subject property offers approximately 60,000 SF of industrial space within Coquitlam’s established Pacific Reach submarket. Located in the geographic centre of Metro Vancouver, just south of Highway 1 and Lougheed Highway, the property provides excellent access and convenience throughout the Lower Mainland. The building features 1,800 SF of office space integrated with 58,200 SF of warehouse area, ideally suited for distribution-oriented users.

Warehouse Features

- ▶ Concrete tilt-up construction by Beedie (2004)
- ▶ LED lighting
- ▶ Fully sprinklered
- ▶ Forced-air gas heating
- ▶ Circulation fans
- ▶ Column grid (33’ x 54’ approximately)
- ▶ Warehouse skylights
- ▶ Daylit white warehouse walls and ceiling
- ▶ 26’ ceiling height
- ▶ Heavy 3-phase power
- ▶ 14,600 SF redi-rack mezzanine storage available at no charge (may also be removed)
- ▶ Approximately 9,000 SF of rear storage/parking area

Office Features

- ▶ HVAC offices
- ▶ Lunchroom/kitchenette
- ▶ Secure reception area
- ▶ Washrooms
- ▶ Ample parking

Available Area

Warehouse	58,200 SF
Office	1,800 SF
Total	60,000 SF

Loading

9 Dock (with levellers)
1 Grade (12’ x 14’)

Zoning

M2 (Industrial Business)

Basic Lease Rate

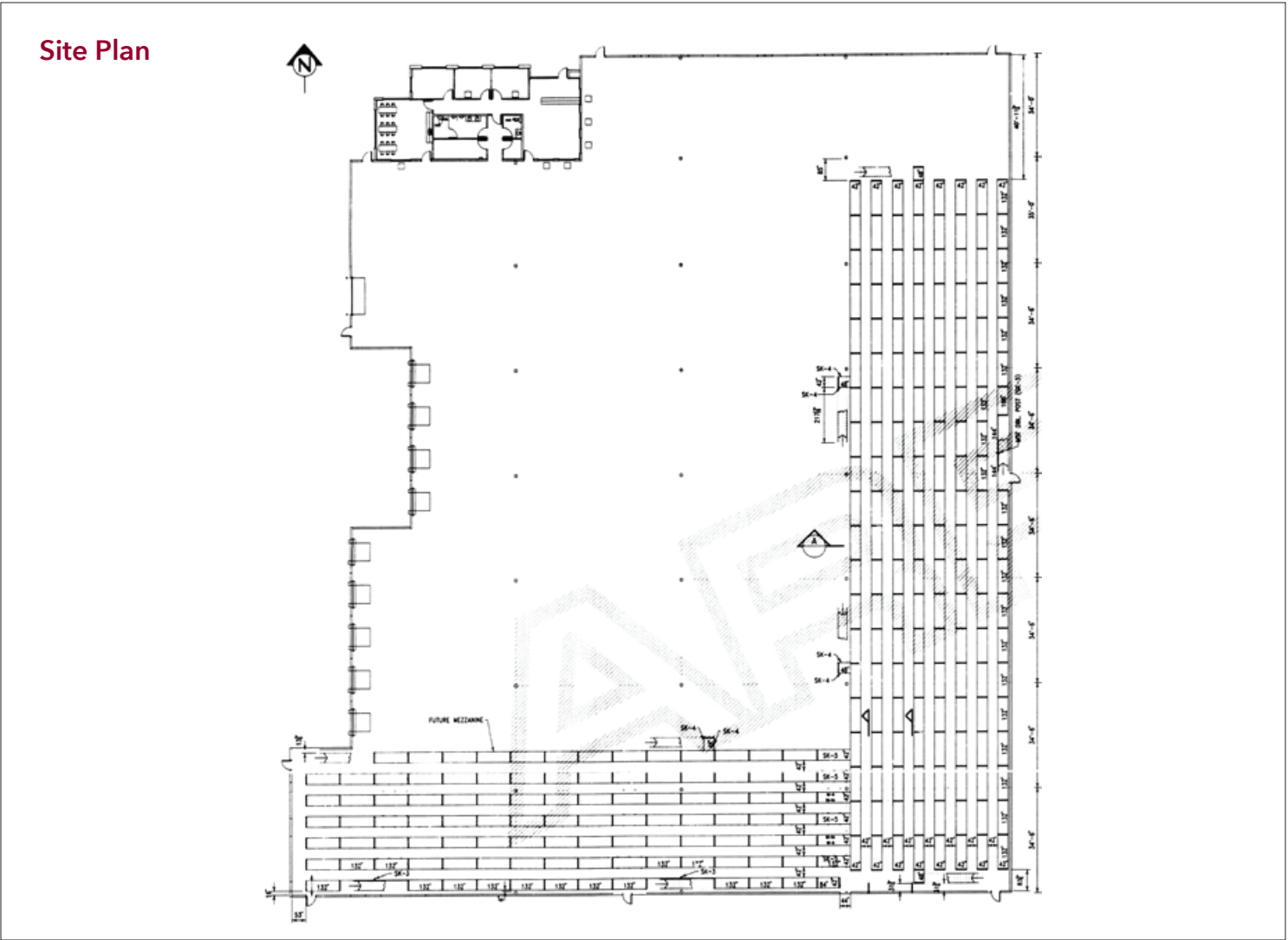
Contact listing agents

Additional Rent (2025 Estimate)

\$6.60 PSF plus management fee

Availability

January 1, 2026





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50
YEARS IN VANCOUVER