

FOR LEASE | INDUSTRIAL
PINNACLE PARK AT BURBIDGE STREET
COQUITLAM, BC



- ▶ **6,798 SF Premium Warehouse/Office with River Views**
- ▶ **Mayfair Industrial Area**

Location

Conveniently situated in Coquitlam, Pinnacle Park is an 18 acre industrial development comprised of 6 buildings totaling 320,000 SF. The Park is located at the south end of Burbidge Street and just south of United Boulevard, which connects to the Trans-Canada Highway (Highway 1). There are many amenities nearby the complex including Micky's Public House, the Hard Rock Casino, Starbucks, and Cactus Club Cafe (off Lougheed Highway).

Highlights

- ▶ Easily accessed via Highway 1 and Lougheed Highway
- ▶ Dock & grade loading units
- ▶ Ample parking
- ▶ Professional landlord

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Available Space

Building	Units	Warehouse	Ground Office	Second Floor	Total Area	Loading	Basic Rent	Total Monthly+GST*	Availability
3A	100-101	13,596 SF			13,596 SF	2 grade, 2 dock	Contact	Contact	LEASED
3A	102	6,798 SF	-	-	6,798 SF	1 grade, 1 dock	Contact	Contact	Immediate

*All rental amounts subject to change without notice. Total Monthly + GST includes Basic and Additional Rent and Management fees and is an approximate estimate.

Zoning

M2 (Industrial Business)

A full copy of bylaw will be furnished upon request.

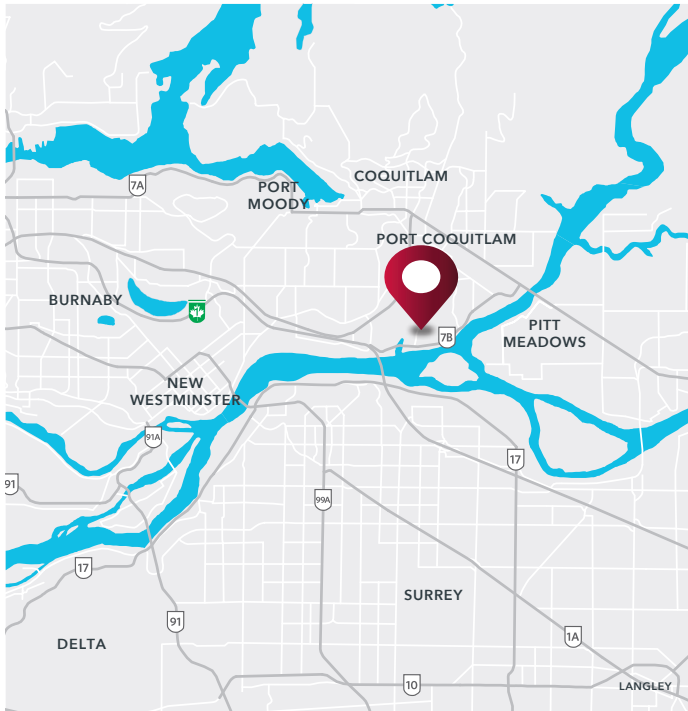
Additional Rent (2024-2025 Estimate)**

\$6.59 PSF per annum + 5% management fee on Basic Rent

**Based on budget from August 2024 to July 2025.

Features

- ▶ Professionally managed and owned
- ▶ Concrete tilt-up construction
- ▶ Fully-sprinklered
- ▶ 26' warehouse ceilings
- ▶ Dock and grade loading per unit
- ▶ Air conditioning (select units)
- ▶ Proximity on public transit at United Boulevard
- ▶ 3 phase electrical service



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