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).

Sebastian Espinosa CCIM, SIOR

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Steve Caldwell

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Highlights

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

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com



Available Space

Building	Units	Warehouse	Ground Office	Second Floor	Total Area	Loading	Basic Rent	Total Monthly+GST*	Availability
- <u>3</u> A	100-101	13,596 SF			13,596 SF	2 grade, 2 dock	Contact	Contact	LEASED
ЗA	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)**

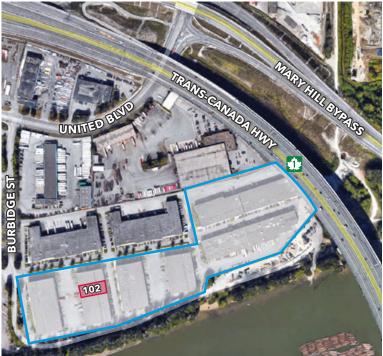
\$6.59 PSF per annum + 5% management fee on Basic Rent

**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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