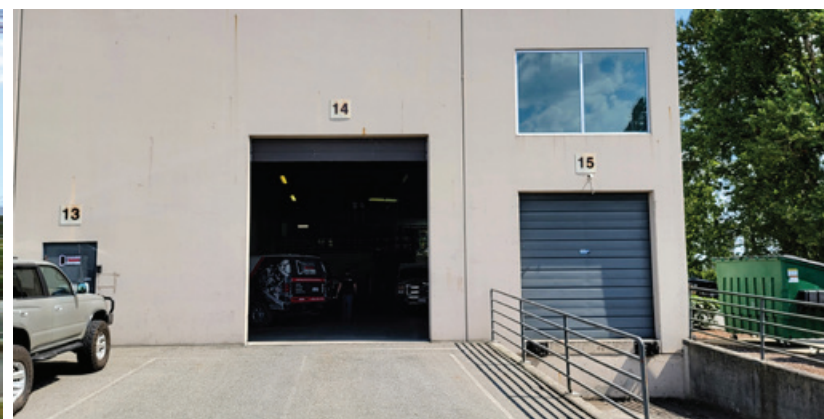


FOR LEASE | INDUSTRIAL  
**PINNACLE PARK AT BURBIDGE STREET**  
COQUITLAM, BC



- ▶ **6,798 to 20,136 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

**Sebastian Espinosa CCIM, SIOR**

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

**Steve Caldwell**

Personal Real Estate Corporation

Executive Vice President

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com



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

## Available Space

Building	Units	Warehouse	Ground Office	Second Floor	Total Area	Loading	Basic Rent	Total Monthly+GST*	Availability
<del>1</del>	<del>101-107</del>	<del>44,072 SF</del>	<del>3,000 SF</del>	<del>3,300 SF</del>	<del>50,372 SF</del>	<del>7 grade, 7 dock</del>	<del>Contact</del>	<del>Contact</del>	<b>LEASED</b>
3A	100-101	13,596 SF	—	—	13,596 SF	2 grade, 2 dock	Contact	Contact	Immediate
3A	100-102	20,136 SF	—	—	20,136 SF	3 grade, 3 dock	Contact	Contact	Immediate
3A	102	6,798 SF	—	—	6,798 SF	1 grade, 1 dock	Contact	Contact	Immediate
<del>3A</del>	<del>103</del>	<del>6,777 SF</del>	<del>—</del>	<del>—</del>	<del>6,777 SF</del>	<del>1 grade, 1 dock</del>	<del>Contact</del>	<del>Contact</del>	<b>LEASED</b>
3A	106	6,798 SF	—	—	6,798 SF	1 grade, 1 dock	Contact	Contact	Under Contract

\*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.

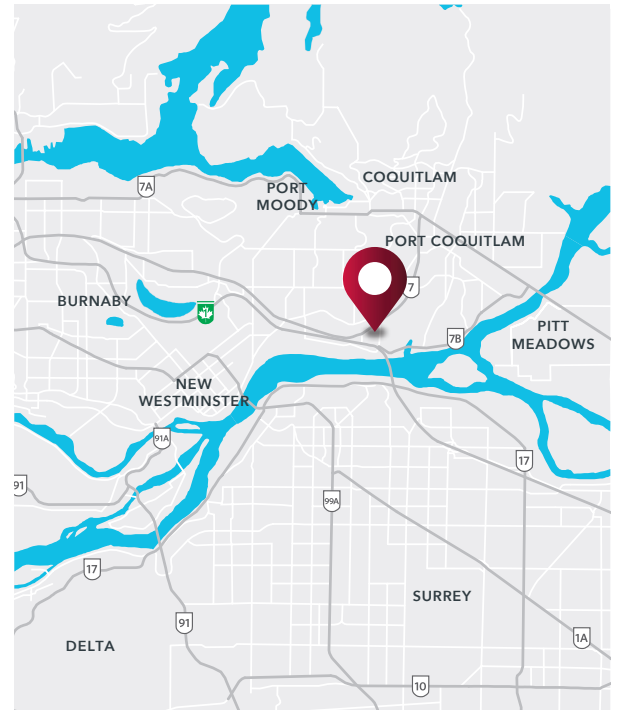
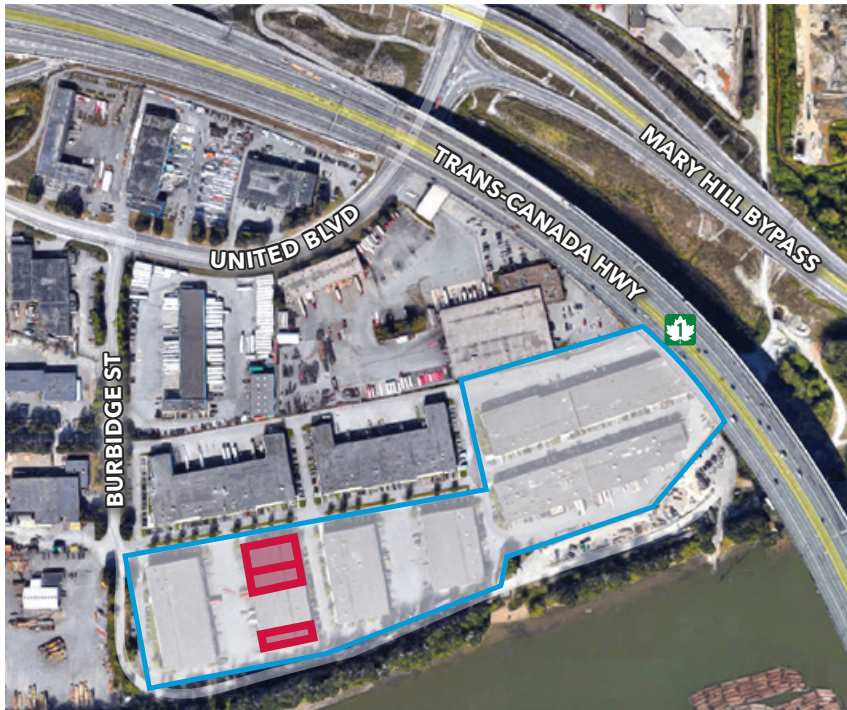
## Additional Rent (2023-2024 Estimate)\*\*

\$6.13 PSF per annum + 5% management fee on Basic Rent

\*\*Based on budget from August 2023 to July 2024.

## 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



**Sebastian Espinosa** CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

**Steve Caldwell**

Personal Real Estate Corporation

Executive Vice President

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com