

FEATURED PROPERTIES

METRO VANCOUVER | Q4 2023

FOR SALE



STRATEGICALLY LOCATED A-1 ZONED PARCELS 17931 Old Dewdney Trunk Rd, Pitt Meadows

- ▶ 6.527 to 37.73 acres (44.257 acres total)
- ▶ Located in the Agricultural Land Reserve (ALR)
- ▶ Close to Lougheed Highway, Pitt River Bridge, and RapidBus Service
- ▶ Opportunity for an investor or user

FOR LEASE



RARE HEAVY INDUSTRIAL ZONED PARCEL 720 Kingsway Avenue & 1720 Fremont Drive, Port Coquitlam

- ▶ 10,000 SF to 1.45 acres
- ▶ Potential for water lot lease
- ▶ Adjacent to Pitt River Bridge
- ▶ Hard to find lands zoned for outside storage

FOR LEASE



BRIDGEPORT OFFICE/SHOWROOM/WAREHOUSE SPACE #180-190 - 11120 Bridgeport Road, Richmond

- ▶ 3,935 SF unit with 2 dock loading doors
- ▶ 20' clear warehouse ceiling height
- ▶ Quality office/showroom buildouts with HVAC
- ▶ Excellent truck maneuvering for 53' trailers

FOR SALE OR LEASE



BRAND NEW STRATA UNIT AT CATALINA CORPORATE CENTRE #202 - 23251 Fraserwood Way, Richmond

- ▶ 3,076 SF unit with built-in concrete mezzanine available immediately
- ▶ 26' clear ceiling, LED warehouse lighting, ESFR sprinklers
- ▶ 12' x 14' automatic grade loading door
- ▶ 3 parking stalls (including loading area)

FOR SALE | NEW PRICE!



OFFICE/WAREHOUSE UNITS IN CENTRAL COQUITLAM #13 & 28 - 145 Schoolhouse Street, Coquitlam

- ▶ Affordable units from 2,300 to 4,600 SF; flexible layout options
- ▶ High-end office build-out and 5 private offices; HVAC
- ▶ 3-phase 200 amp/240 volt electrical service per bay
- ▶ Priced from \$1,449,000 to \$2,898,000

FOR SALE OR LEASE | REDUCED!



BRAND NEW NORTHWEST LANGLEY WAREHOUSE B115 - 19748 86 Avenue, Langley

- ▶ 3,542 SF unit with grade loading door (10' x 12')
- ▶ 26' clear ceiling height, ceiling fans, sprinklered, forced air heater
- ▶ Asking \$2,107,490 (\$595 PSF)
- ▶ Available immediately

FOR A FREE VALUATION OF YOUR PROPERTY, PLEASE CONTACT US.

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FEATURED PROPERTIES AND RECENT DEALS

METRO VANCOUVER | Q4 2023



#402 - 3835 1st Avenue, Burnaby

- ▶ 6,194 SF unit close to popular Highway 1 and Gilmore Station
- ▶ Concrete block construction
- ▶ Dock and grade loading
- ▶ Dock leveler
- ▶ Ample parking and loading areas



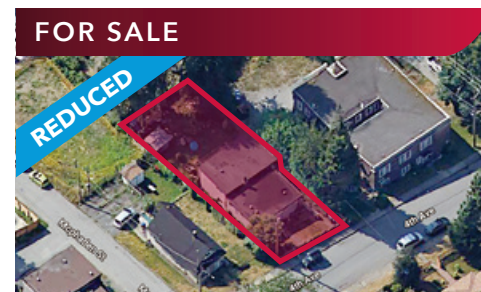
3903 2nd Avenue, Burnaby

- ▶ 2,865 SF new modern freestanding building
- ▶ 30' clear ceiling (18' under mezzanine)
- ▶ Oversized grade door
- ▶ High-end finishes
- ▶ 2 private offices with glass partitions
- ▶ Available immediately



4330 Halifax Street, Burnaby

- ▶ Approx. 6,630 SF main floor warehouse
- ▶ Fenced and paved yard area
- ▶ 2 dock loading doors
- ▶ Approximately 16' clear ceiling warehouse
- ▶ 3-phase power
- ▶ Easy highway access



1216 Fourth Avenue, New Westminister

- ▶ 6,534 SF lot (50' x 131') approx.
- ▶ M-1 Light Industrial zoned
- ▶ Future redevelopment potential
- ▶ Existing residential rental property (3 units) with revenue in place
- ▶ Asking \$1,488,000



#1110 - 1579 Kingsway Avenue, Port Coquitlam

- ▶ 3,400 SF 2nd floor shell mezzanine space
- ▶ Can be used as storage or finished into offices, flexible layout options
- ▶ 2 private entrances
- ▶ 3-phase electrical power



3945 Myrtle Street, Burnaby

- ▶ 6,220 SF warehouse/office
- ▶ 3,500 SF yard area
- ▶ 12' clear ceiling height
- ▶ Dock & grade loading
- ▶ Finished second floor office
- ▶ Exposure to Still Creek Avenue



6851 Sellers Avenue, Burnaby

- ▶ 1,988 SF office/warehouse unit
- ▶ Walking distance to Royal Oak Station
- ▶ Office/showroom area
- ▶ 10' x 14' electric grade loading door
- ▶ 18' clear warehouse
- ▶ 3-phase power



#235 & 245 - 3689 E. 1st Avenue, Vancouver

- ▶ Newly renovated second floor office units
- ▶ 1,770 SF & 1,880 SF available
- ▶ High profile complex
- ▶ Immediate Highway 1 access
- ▶ On-site parking
- ▶ Available October 2023



#2140 - 853 Seaborne Ave., Port Coquitlam

- ▶ 1,973 SF office/warehouse unit
- ▶ Nicely finished second floor offices
- ▶ 10' to 21' ceiling heights in warehouse
- ▶ 100 amp, 120/208 volt, 3 phase electrical
- ▶ 9' x 8' grade level loading
- ▶ 3 parking stalls



#102 - 31413 Gill Avenue, Mission

- ▶ 3,000 SF ground floor shell warehouse
- ▶ 26' 9" clear ceilings
- ▶ Two (2) 14' x 14' grade loading doors
- ▶ 3-phase power, five (5) parking stalls
- ▶ Asking \$1,488,000 (\$496 PSF ground floor)
- ▶ Available immediately



7960 Winston Street, Burnaby

- ▶ 7,400 SF office/warehouse unit
- ▶ High profile corner unit
- ▶ One grade level loading door
- ▶ Ample on-site parking
- ▶ 19' warehouse ceiling
- ▶ Heavy 3-phase power (800 amps)



#2160 - 580 Nicola Avenue, Port Coquitlam

- ▶ 2,745 SF
- ▶ Fully finished mezzanine office with HVAC
- ▶ 22' clear ceiling heights
- ▶ 3-phase power
- ▶ 12' x 14' insulated grade loading doors
- ▶ Ample truck loading area



2250 Fremont Street, Port Coquitlam

- ▶ 8,716 SF corner premises
- ▶ High quality warehouse/office
- ▶ 3 grade loading doors
- ▶ 25' clear ceilings
- ▶ Extensive glazing, LED lighting
- ▶ 3-phase electrical service



3736-3738 Parker Street, Burnaby

- ▶ 7,474 SF high profile freestanding concrete block building
- ▶ 10,980 SF corner lot in the 1st Avenue & Boundary area
- ▶ Two grade loading doors
- ▶ Available immediately



H - 2830 Douglas Road, Burnaby

- ▶ 2,250 SF second floor office unit
- ▶ Easy highway access
- ▶ Secure private entrance with double doors
- ▶ Reception/waiting area; open plan office area
- ▶ Large private office/boardroom
- ▶ Private exterior balcony



2 - 431 Mountain Hwy, North Vancouver

- ▶ 1,150 SF ground floor office unit
- ▶ Clean open and private office areas
- ▶ Laminate hardwood flooring throughout
- ▶ Baseboard heating and window A/C
- ▶ Separate entrance
- ▶ 2 parking stalls



#705 - 2071 Kingsway Ave, Port Coquitlam

- ▶ 2,017 SF ground floor warehouse space
- ▶ Kingsway Corporate Centre
- ▶ 22' clear warehouse ceiling
- ▶ 200A 3-phase power
- ▶ 3 parking stalls plus loading area
- ▶ 10' x 10' glass grade loading door



#2135 - 955 Seaborne Ave, Port Coquitlam

- ▶ 3,452 SF brand new modern warehouse
- ▶ PIVOTAL 2 by Conwest
- ▶ 10' x 12' grade level loading door
- ▶ Extensive ground & mezzanine level glazing
- ▶ 3 designated parking spaces
- ▶ HVAC office

DONE DEALS

METRO VANCOUVER | Q4 2023



FOR LEASE

#1124 - 585 Seaborne Ave, Port Coquitlam

- ▶ Approximately 4,000 SF office/warehouse
- ▶ 26' clear ceiling
- ▶ 10' x 14' grade level loading
- ▶ 100A 3-phase power
- ▶ High-end office finishes
- ▶ 6 private offices



FOR LEASE

#11 - 32885 Mission Way, Mission

- ▶ 8,254 SF unit
- ▶ 1 covered dock loading platform
- ▶ 3 rear grade loading doors
- ▶ Covered & fenced outside yard storage area
- ▶ 24' clear ceiling height
- ▶ 200 amp 3-phase power



FOR LEASE

7160 Beatty Drive, Mission

- ▶ Multiple 5 unit industrial/office building
- ▶ 19,826 total square feet
- ▶ Fenced and paved yard area
- ▶ Oversized grade loading doors with drive-through capability



FIRM SOLD

6389 Arbroath Street, Burnaby

- ▶ 8,783 SF freestanding industrial building
- ▶ 16,600 SF lot
- ▶ Dock & grade loading
- ▶ Fenced yard space for storage or parking
- ▶ Up to 19' clear warehouse ceilings
- ▶ Lee & Associates represented Buyer



SOLD

970 Adair Avenue, Coquitlam

- ▶ 7,779 SF building on a 127' x 121' lot
- ▶ High profile freestanding industrial building
- ▶ Near Brunette Avenue & Lougheed Highway
- ▶ 22' warehouse ceiling, 2 grade doors, heavy 3-phase power
- ▶ Fenced yard area



FOR LEASE

#200B - 7152 Curragh Avenue, Burnaby

- ▶ 1,463 SF second floor office
- ▶ Air conditioning & baseboard heat
- ▶ Open plan office area
- ▶ Kitchenette, bathroom
- ▶ Hardwood floors
- ▶ Private entrance



FOR LEASE

2nd Floor - 1495 Venables Street, Vancouver

- ▶ 1,788 SF second floor office unit
- ▶ Air conditioning
- ▶ Renovated/presentable
- ▶ 2 in-suite bathrooms
- ▶ Kitchen area
- ▶ Available December 1, 2022



FOR LEASE

#110 & 120 - 11080 Bridgeport Rd, Richmond

- ▶ Two units ranging from 2,400 to 4,800 SF
- ▶ Concrete tilt-up construction
- ▶ Grade level loading
- ▶ Quality office/showroom buildouts
- ▶ HVAC
- ▶ Boardroom



FOR LEASE

2620 Bedford Street, Port Coquitlam

- ▶ 4,546 SF shop on 34,846 SF lot (0.80 acres)
- ▶ Large fenced yard area with 2 entry gates and lighting
- ▶ Concrete block building with 17' ceiling
- ▶ 2 grade loading doors
- ▶ Building offers drive through capability

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