

FOR LEASE | INDUSTRIAL
120 & 130 GLACIER STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



130 Glacier Street



120 Glacier Street



130 Glacier Street

- ▶ **Two Small Warehouse Units with Cooler and Freezer Improvements**
- ▶ **Highway Accessible Location**

Location

Located at the corner of Golden Drive and Glacier Street in the Mayfair Industrial Park located at the west end of the Port Mann Bridge. Direct access is available to Lougheed Highway and the Trans-Canada Highway.

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Location

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Zoning

M2 (Industrial)

Building Features

- ▶ Concrete tilt-up construction
- ▶ 20' ceilings
- ▶ Grade level loading doors accessed from a loading court between buildings 120 & 130 Glacier



#3 - 130 Glacier Street



#2 - 120 Glacier Street



FOR LEASE | #2 - 120 GLACIER STREET

Warehouse	2,008 SF
First floor office	440 SF
Second floor office	1,062 SF
Total	3,510 SF

Unit Features

- ▶ 3-phase power
- ▶ Test kitchen
- ▶ Dry aging cooler
- ▶ 900 SF cooler
- ▶ 3 parking stalls, EV charging port
- ▶ Grade level loading door

Property Taxes

\$16,376.39

Strata Fees

\$1,053.00 per month

Asking Lease Rate

\$22.00 PSF net

**Sizes are approximate and subject to verification*

FOR LEASE | #3 - 130 GLACIER STREET

Warehouse	1,928 SF
First floor office/showroom	516 SF
Second floor office	516 SF
Total	2,960 SF

Unit Features

- ▶ Heavy power
- ▶ 3 parking stalls
- ▶ Grade level loading door
- ▶ Mix of open plan and private offices
- ▶ 1,100 SF cooler

Property Taxes

\$16,214.72

Strata Fees

\$1,053.00 per month

Asking Lease Rate

\$22.00 PSF net

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