

FOR LEASE | INDUSTRIAL  
#2 - 120 GLACIER STREET  
COQUITLAM, BC



- ▶ **Strata Unit with Food Production Improvements**
- ▶ **3,510 SF**

### 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.

#### Steve Caldwell

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### Opportunity

To lease a centrally-located food production facility. Infrastructure includes cutting room, floor drains, coolers and freezers.

### Features

- ▶ Concrete tilt-up construction
- ▶ 20' ceilings
- ▶ Grade level loading door accessed from a loading court between buildings 120 & 130 Glacier
- ▶ 3-phase power
- ▶ Washrooms
- ▶ Test kitchen
- ▶ Dry aging cooler
- ▶ 980 SF blast freezer
- ▶ 3 parking stalls, EV charging port

### Available Areas

Warehouse	2,008 SF
First floor office	440 SF
Second floor office	1,062 SF
<b>Total</b>	<b>3,510 SF</b>

*\*Sizes are approximate and subject to verification*

### Zoning

M2 (Industrial)

### Strata Fees

\$1,053 per month

### Property Taxes

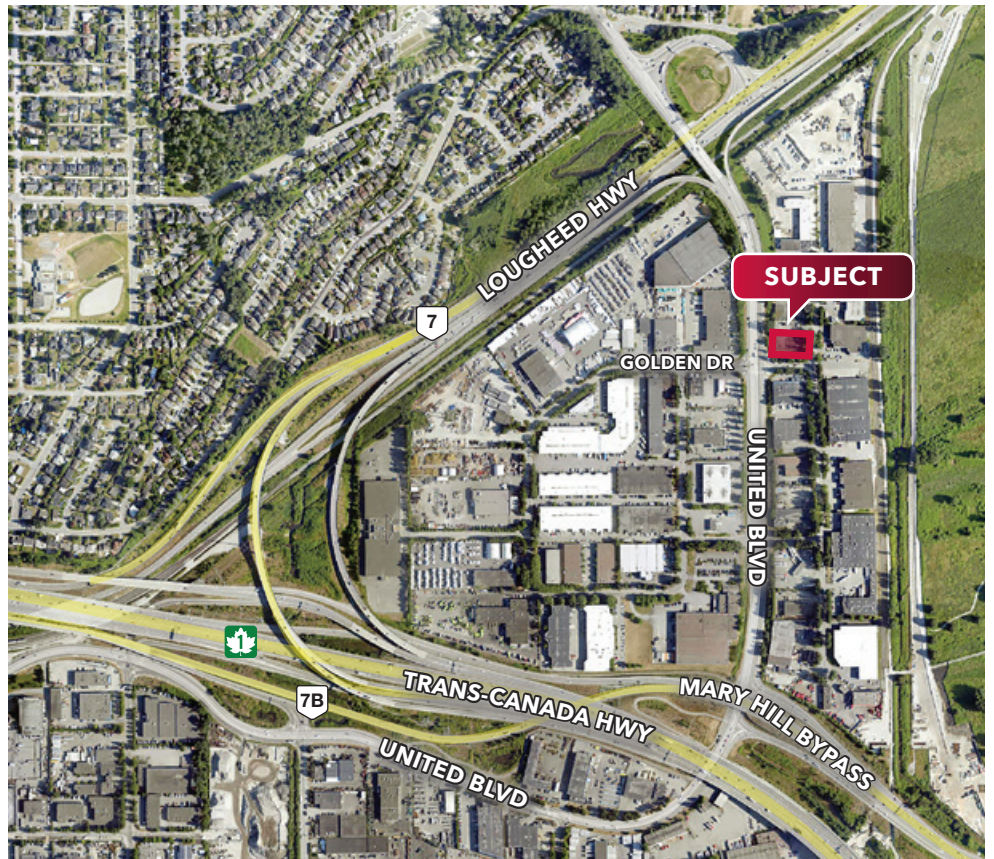
\$16,376.39

### Asking Lease Rate

Contact listing agents

### Availability

Immediate



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