

FOR SALE | INDUSTRIAL  
#1 & 2 - 130 GLACIER STREET  
COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Two Strata Units with Food Production Improvements**
- ▶ **5,798 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

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com

FOR SALE | INDUSTRIAL  
#1 & 2 - 130 GLACIER STREET  
COQUITLAM, BC



### Opportunity

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

### Features

- ▶ Concrete tilt-up construction
- ▶ 20' ceilings
- ▶ 2 grade level loading doors accessed from a loading court between buildings 120 & 130 Glacier
- ▶ Cutting room production area with floor drains
- ▶ Smoker room
- ▶ 1,050 SF freezer (unit 2)
- ▶ 1,300 SF production room/cooler (unit 1)
- ▶ Grease trap
- ▶ 3-phase power
- ▶ Air conditioned office areas with private offices

### Available Areas

Production/warehouse	3,686 SF
First floor office	1,056 SF
Second floor office	1,056 SF
<b>Total</b>	<b>5,798 SF</b>

*\*Sizes are approximate and subject to verification*

### Zoning

M2 (Industrial)

### Strata Fees

\$2,106.00 per month

### Property Taxes

\$32,223.57

### Asking Price

\$3,395,000.00

### Availability

Immediate



### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com