



125 Glacier Street, Coquitlam, BC

- Unit A 16,115 sq ft
 - Unit B 15,000 sq ft
- Total Area 31,115 sq ft

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LOCATION:

The facility is located within the Mayfair Industrial Park, which is a popular warehouse/distribution location. Mayfair is well situated in Coquitlam at the north end of the Port Mann Bridge, providing excellent access to all points in the Lower Mainland via the Trans Canada Highway and Lougheed Highway.

AVAILABLE AREA:

	Unit 125A	Unit 125B
Ground Floor Office	1,835 sq ft	2,000 sq ft
Mezzanine Office	3,530 sq ft	-
Warehouse	10,750 sq ft	13,000 sq ft
Total	16,115 sq ft	15,000 sq ft
Loading	2 dock & 2 grade doors	3 dock doors
* Both units can be combined up to 31,115 sq ft		

BUILDING FEATURES:

- 24' clear warehouse ceiling height
- Tilt-up concrete construction
- Modern air-conditioned office space
- 3 phase power
- Ample parking
- Kitchenettes in each unit
- Gas fired unit heaters
- Unit 125B is zoned for indoor recreational uses (space includes change rooms and 3 bathrooms)
- Sprinklered

LOT SIZE:

1.34 Acres

ZONING:

- Unit 125A - M1 (General Industrial)
- Unit 125B - M3 (Special Industrial)
- Allows distribution uses and dance, schools, private recreation and fitness facilities

AVAILABILITY:

- Unit 125A - 90 days notice
- Unit 125B - July 1, 2010

RENTAL RATE:

\$8.75 per sq ft net

OPERATING COSTS:

\$3.50 per sq ft net

