



**Unit 1 - 2001 Hartley Avenue
Coquitlam, BC**

Contact: Rand Thomson
Email: Rand.Thomson@dtzbarnicke.com
Direct Tel: (604) 630 3393
Cellular: (604) 377 5331

DTZ Barnicke Vancouver Limited
800 - 475 West Georgia Street
Vancouver, BC
V6B 4M9 Canada



LOCATION:

The property is located on the northeast corner of Hartley Avenue and Schooner Street, one block south of United Boulevard. The Home Depot is directly west of the subject. The location offers easy access to Highway 1, the Lougheed Highway and the Mary Hill Bypass.

BUILDING AREA:

	Main Floor	Mezzanine
Office	945 sq ft	2,468 sq ft
Warehouse	13,640 sq ft	-
Total	14,585 sq ft	2,468 sq ft
		17,053 sq ft

BUILDING FEATURES:

- Dock and grade level doors with ample loading area
- 24' warehouse ceiling height
- 3 phase power
- Ample parking
- Approximately 9 year old tilt up construction building
- Nicely finished offices with air conditioning
- Ample light in warehouse

ZONING:

M-8, Retail and Light Industrial: allowing a range of commercial uses and industrial uses permitted in the M-1 and M-6 zones.

AVAILABLE:

Contact listing broker

BELOW MARKET LEASE RATE:

\$\\$7.75 per sq ft per annum

TAXES & CAM (2009):

\$4.03 per sq ft per annum



For More Information Please Contact:

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