

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Two Warehouse/Office Units – 2,960 to 3,510 SF
- ▶ 1,100 SF Cooler in #3 - 130 Glacier Street

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

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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



Office | #2 - 120 Glacier Street



Warehouse | #2 - 120 Glacier Street



Cooler | #3 - 130 Glacier Street



Cooler | #3 - 130 Glacier Street



FOR LEASE | #2 - 120 GLACIER STREET

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

Unit Features

- ▶ 3-phase power
- ▶ Test kitchen
- ▶ Shell warehouse (recently renovated)
- ▶ 3 parking stalls, EV charging port
- ▶ Grade level loading door

Asking Lease Rate

\$22.00 PSF net

Additional Rent

\$8.42 PSF per annum (2024 estimate)

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

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

Asking Lease Rate

\$22.00 PSF net

Additional Rent

\$9.92 PSF per annum (2024 estimate)

**Sizes are approximate and subject to verification*