



FOR SUBLEASE

71 GLACIER STREET

Coquitlam, BC

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**AVISON
YOUNG**

Opportunity

Avison Young is pleased to offer a rare opportunity to sublease 87,929 sf of premier industrial space with modern office improvements, set within a campus-style environment at 71 Glacier Street, Coquitlam.

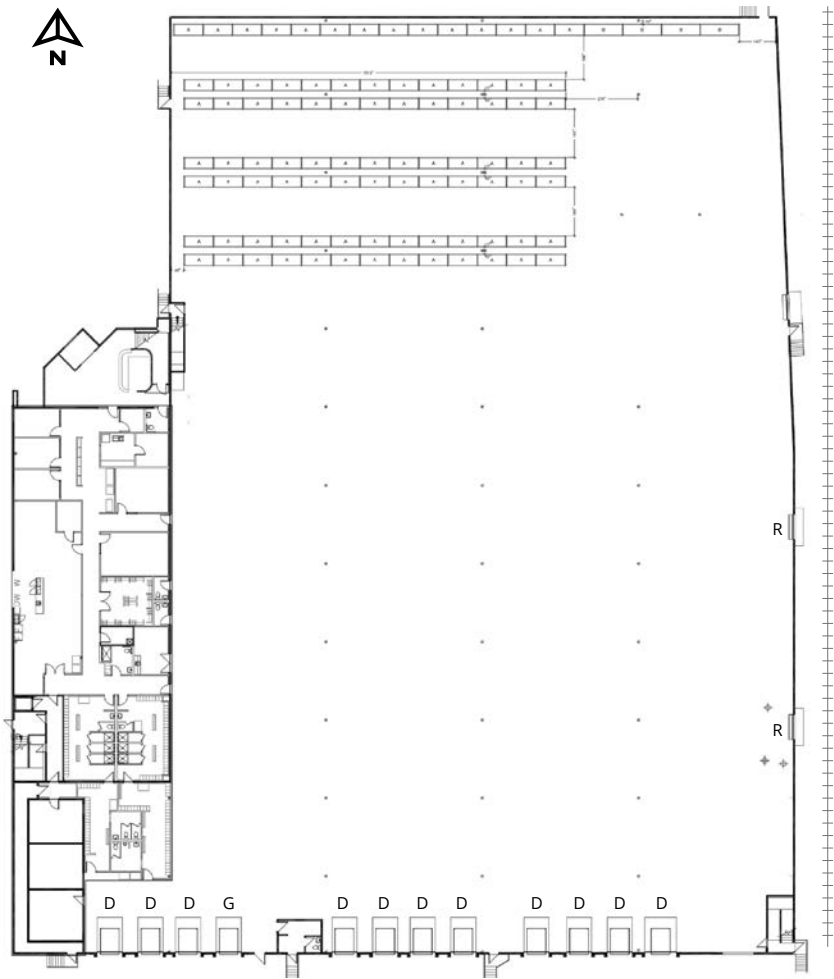
Situated on a 4.18 acre site, the property features extensive on-site parking and access to a Canadian Pacific Rail spur that can be restored and activated, making it an exceptional option for businesses seeking efficiency, connectivity, and convenience.



Property details

BUILDING AREA	
Warehouse	62,491 sf
Main floor office	7,024 sf
Second floor office	8,185 sf
Mezzanine storage	10,229 sf
Total	87,929 sf
LOT SIZE	
4.18 acres	
AVAILABILITY DATE	
January 1, 2026	
SUBLEASE EXPIRY	
October 31, 2038 (Landlord may be open to a new, long-term headlease)	
SUBLEASE RATE	
Contact listing team	
ADDITIONAL RENT	
\$6.35 psf	
ZONING	
M-1 General Industrial	

Floorplans



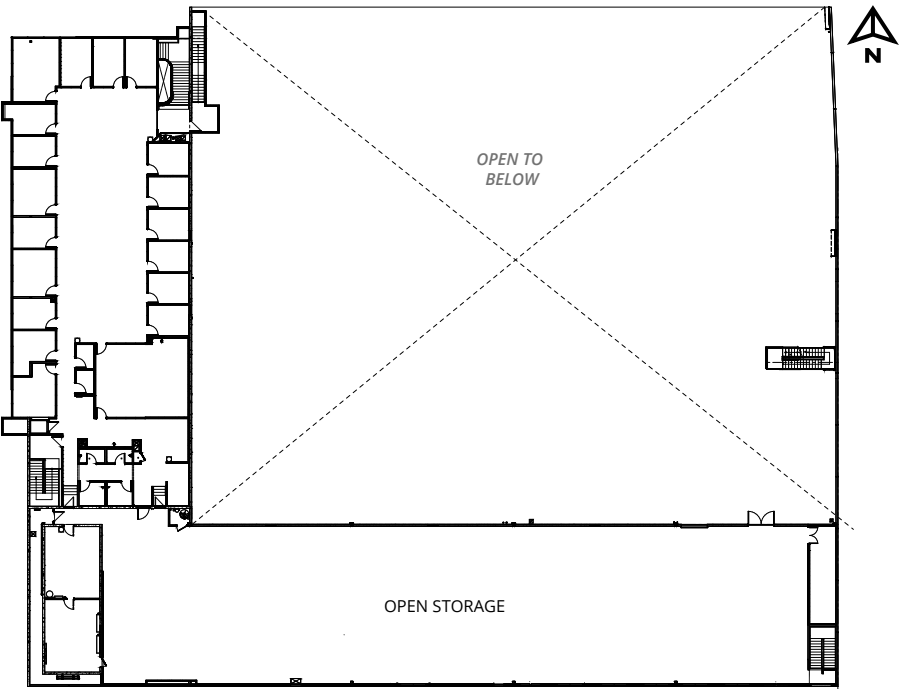
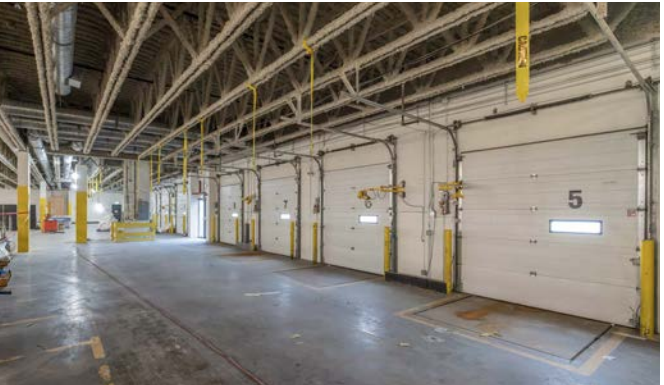
D = Dock Door R = Rail Door G = Grade Door

Warehouse Features

- 11 dock doors, including 2 rail-served dock doors and 1 grade-level door
- 800 Amp, 347/600 Volt, 3-phase, with back up generator
- Fully sprinklered throughout
- 26.5' clear ceiling height in warehouse
- 12' clear ceiling height under mezzanine
- Canadian Pacific Rail spur that can be restored and activated

Main Floor Office Features

- Dedicated shipping & receiving room
- Men's and women's end-of-trip facilities
- Lunchroom
- 5 private offices
- Meeting room
- 4 washrooms
- First-aid room



Second Floor Office Features

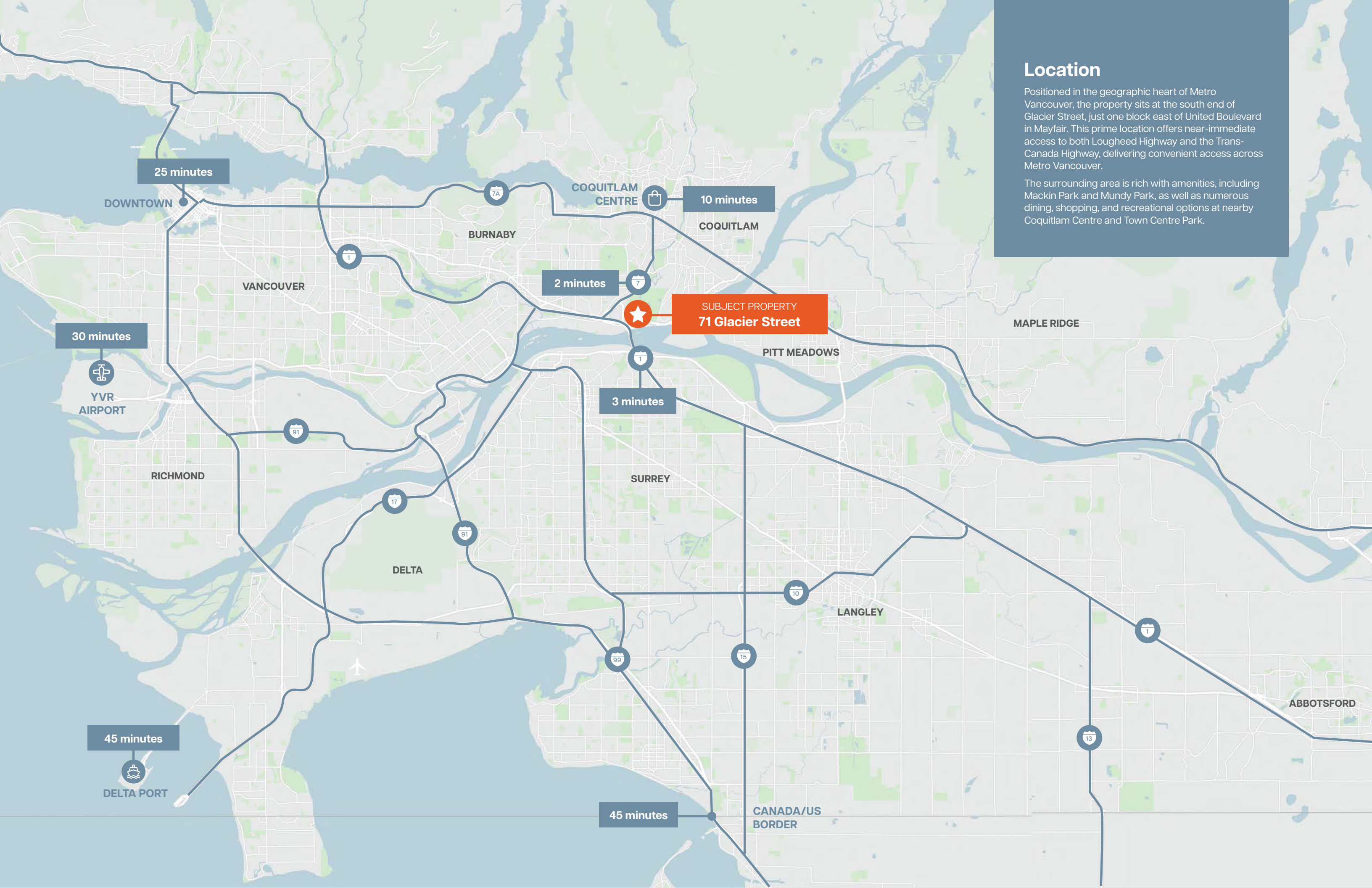
- 2 meeting rooms
- Lounge area
- Locker room
- 2 phone rooms
- Coffee station
- Open office space
- 17 private offices
- Mens, womens and universal washrooms
- Mezzanine storage*

*Partially finished, could be removed and used as open storage or finished as office.

Location

Positioned in the geographic heart of Metro Vancouver, the property sits at the south end of Glacier Street, just one block east of United Boulevard in Mayfair. This prime location offers near-immediate access to both Lougheed Highway and the Trans-Canada Highway, delivering convenient access across Metro Vancouver.

The surrounding area is rich with amenities, including Mackin Park and Mundy Park, as well as numerous dining, shopping, and recreational options at nearby Coquitlam Centre and Town Centre Park.



Please contact for more information

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