

**AVISON
YOUNG**

For Sublease

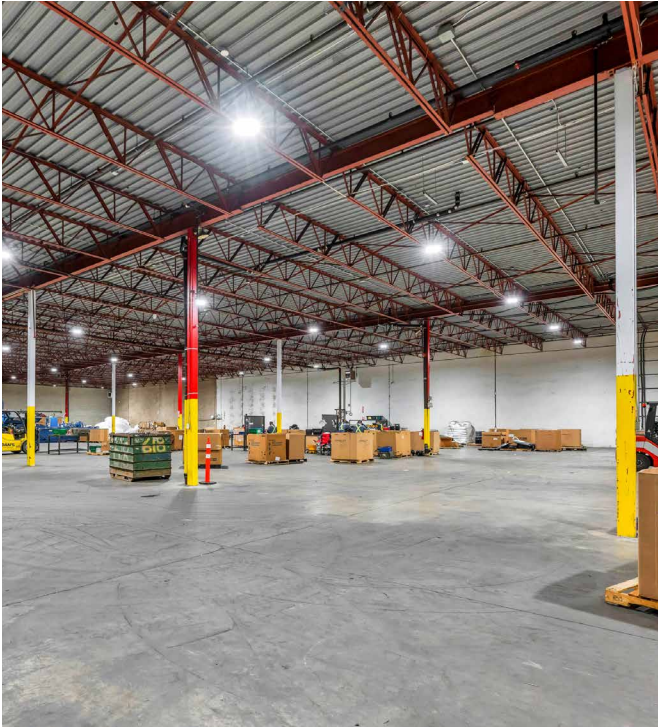
70 Glacier Street
Coquitlam, BC



Avison Young is pleased to present an opportunity to sublease a 31,315 sf freestanding industrial facility with dock and grade loading

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Ben Lutes, Executive Vice President
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Property details

ADDRESS	70 Glacier Street, Coquitlam
ZONING	M-1 General Industrial
BUILDING AREA	31,315 sf total
LOT SIZE	1.5 acres
AVAILABILITY	30 days notice
SUBLEASE EXPIRY	February 28, 2030
ADDITIONAL RENT	\$5.94 psf, per annum
ASKING SUBLEASE RATE	\$21.00 psf, per annum

Opportunity








This freestanding 31,315 sq. ft. industrial facility is situated on a fully fenced and paved 1.5-acre site. The building offers a well-maintained warehouse with 21’ clear ceiling heights, along with both dock and grade loading. Generous yard space allows for efficient outdoor storage and loading.

The two-level office area provides a balanced layout of private offices, meeting rooms, and support spaces, complemented by a second-floor patio. This combination creates a functional and comfortable environment for a wide range of business operations.

Location




Strategically positioned at the south end of Glacier Street, just east of United Boulevard, 70 Glacier Street is located in one of Coquitlam’s most established industrial districts. This prime Mayfair-area location provides immediate access to major transportation routes, including Lougheed Highway (Highway 7) and the Trans-Canada Highway (Highway 1), enabling efficient connectivity throughout Metro Vancouver and the Fraser Valley.

Warehouse features

-  21’ clear ceiling height
-  Four (4) dock level loading doors
-  One (1) 12’ x 14’ grade level loading
-  25’ x 53’ column spacing
-  600 volt, 1200 amp 3 phase power
-  Fully sprinklered
-  Two (2) washrooms & lunchroom in warehouse

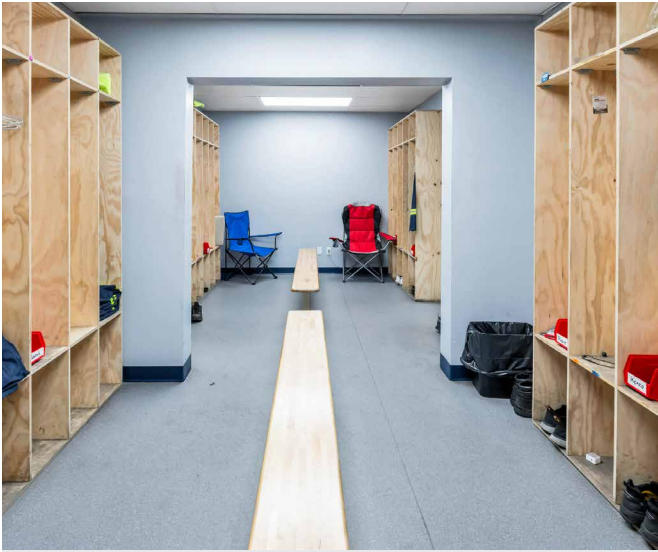


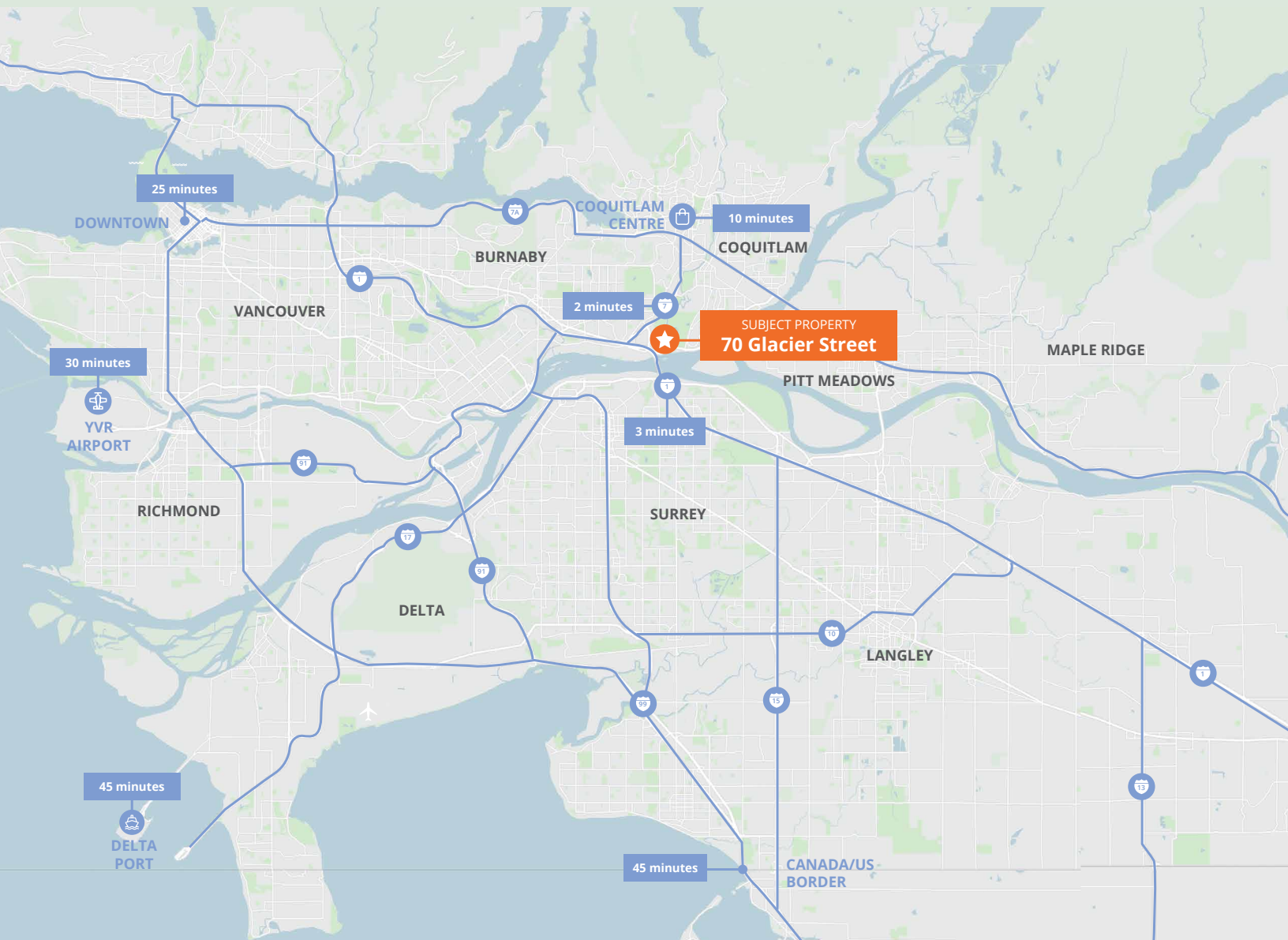
Office features

-  Four (4) private offices on the main floor and three (3) private offices on the second floor
-  Boardroom, reception area and lunchroom
-  Two (2) washrooms on the main floor, and one (1) washroom on the second floor



[View more photos](#)





Drive times

02 minutes to
BC-Highway 7

03 minutes to
Trans-Canada Hwy

10 minutes to
Coquitlam Centre

25 minutes to
Downtown

30 minutes to
YVR Airport

45 minutes to
Delta Port

45 minutes to
US-Canadian Border

Contact for more information

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