



FOR LEASE

8 Acres of Paved & Secured Yard
with over 150,000 SF of bonus
covered storage

1050 United Boulevard, Coquitlam, BC

Accelerating success.

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Marketed by:



Site Overview

A rare, large scale property providing both outdoor and covered storage in the centrally located sub-market of Pacific Reach, Coquitlam.

This property offers convenient Highway 1 access, along with excellent proximity to amenities, transit, employees and major connecting arterial routes.

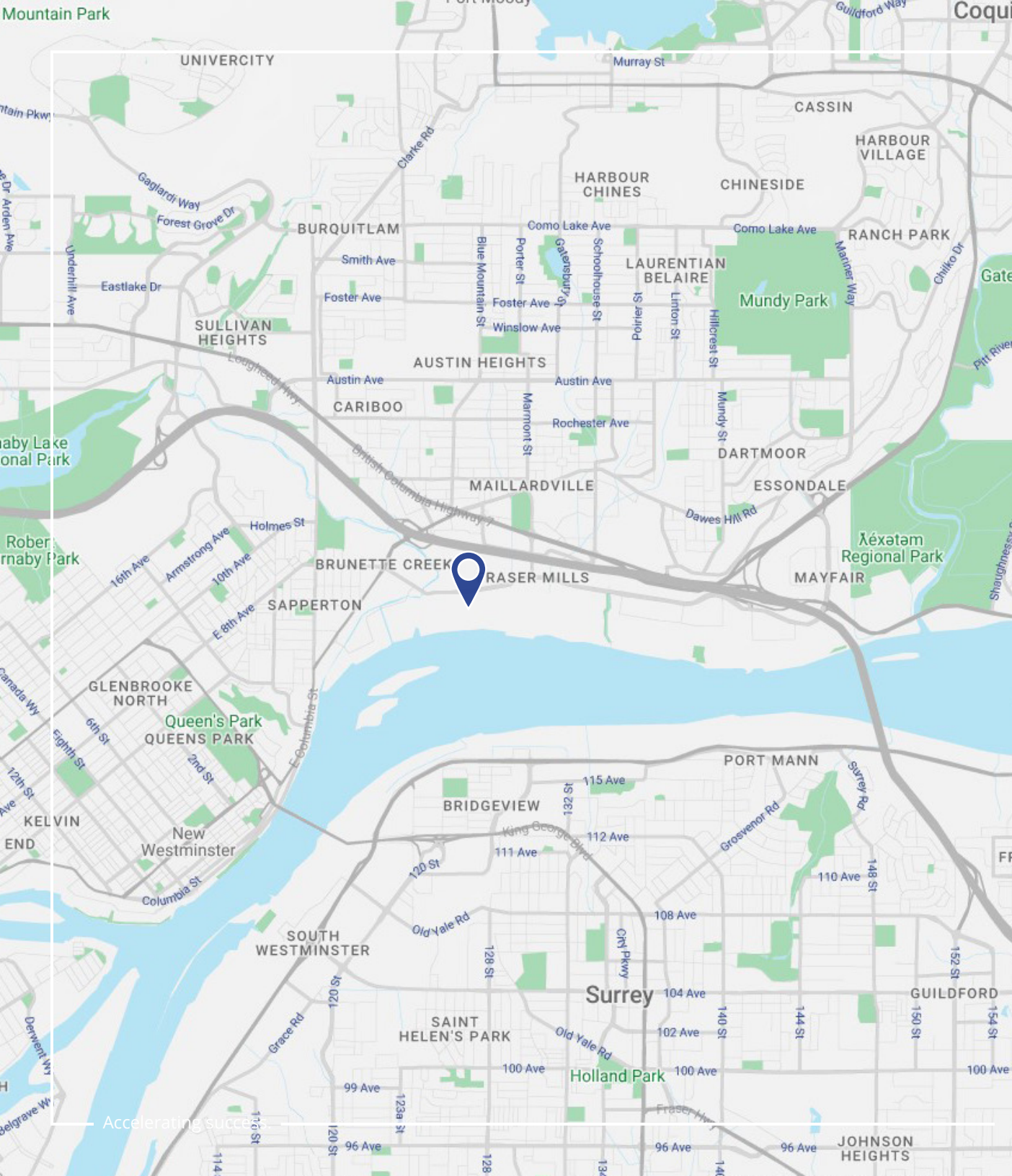
- Adjacent to the brand new, master-planned Fraser Mills community
- Immediate access to Highway #1 & the Port Mann Bridge
- 15 minutes to the Highway #17 interchange @ Highway 1
- 25 minutes to the Fraser Surrey Docks
- 25 minutes to Downtown Vancouver
- 34 minutes to the U.S. border



Site Features

Site Size	8 acres (348,480 SF)	
Zoning	M-1 General Industrial	
Covered Areas*	Area A	~ 36,500 SF
	Area B	~ 56,000 SF
	Area C	~ 15,750 SF
	Area D	~ 43,000 SF
	Total	~ 151,250 SF
* Approximate areas, to be verified		
Power	Up to 50 MW of power annually**	
	**To be confirmed on a case by case basis	
Site Features	<ul style="list-style-type: none">• Easy access to major transportation routes• Close proximity to public transportation, and amenities• Covered storage• Paved and secured site	
Availability	Immediate	
Basic Rent	\$4.35 / SF Per Annum	
Additional Rent (2024 estimate)	\$1.02/ SF	





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