

Industrial Land | For Lease

3021-3033 Gordon Avenue Coquitlam, BC

Up to 31,000 SF of Graveled and Secured
Industrial Land in Central Coquitlam



LORVAL™
— DEVELOPMENTS —

CBRE

The Opportunity

3021 - 3033 Gordon Avenue offers the rare opportunity to lease up to 31,000 SF of graveled industrial land in Central Coquitlam, minutes to Lougheed Highway (Hwy 7). The site is graveled and secured, nestled within Coquitlam’s city center within a key commercial hub, surrounded by Coquitlam Centre Shopping Mall, Westwood Mall, and Sunwood Square.



Property Details

AVAILABLE AREA
0.71 Acres (30,822 SF)

ASKING GROSS RATE
\$4.75 PSF

AVAILABLE
Immediately

ZONING
C-2 (General Commercial)
& M-1 (General Industrial)



The Location

Located at the border between the City of Coquitlam and the City of Port Coquitlam, the property benefits in its central location, proximity to Lougheed Highway, and ease of access to transit and amenities in the immediate area.

 550 meter drive to Lougheed Highway (Hwy 7)

 Less than 1 minute drive from local amenities and 8 minutes from Coquitlam Centre Shopping Mall

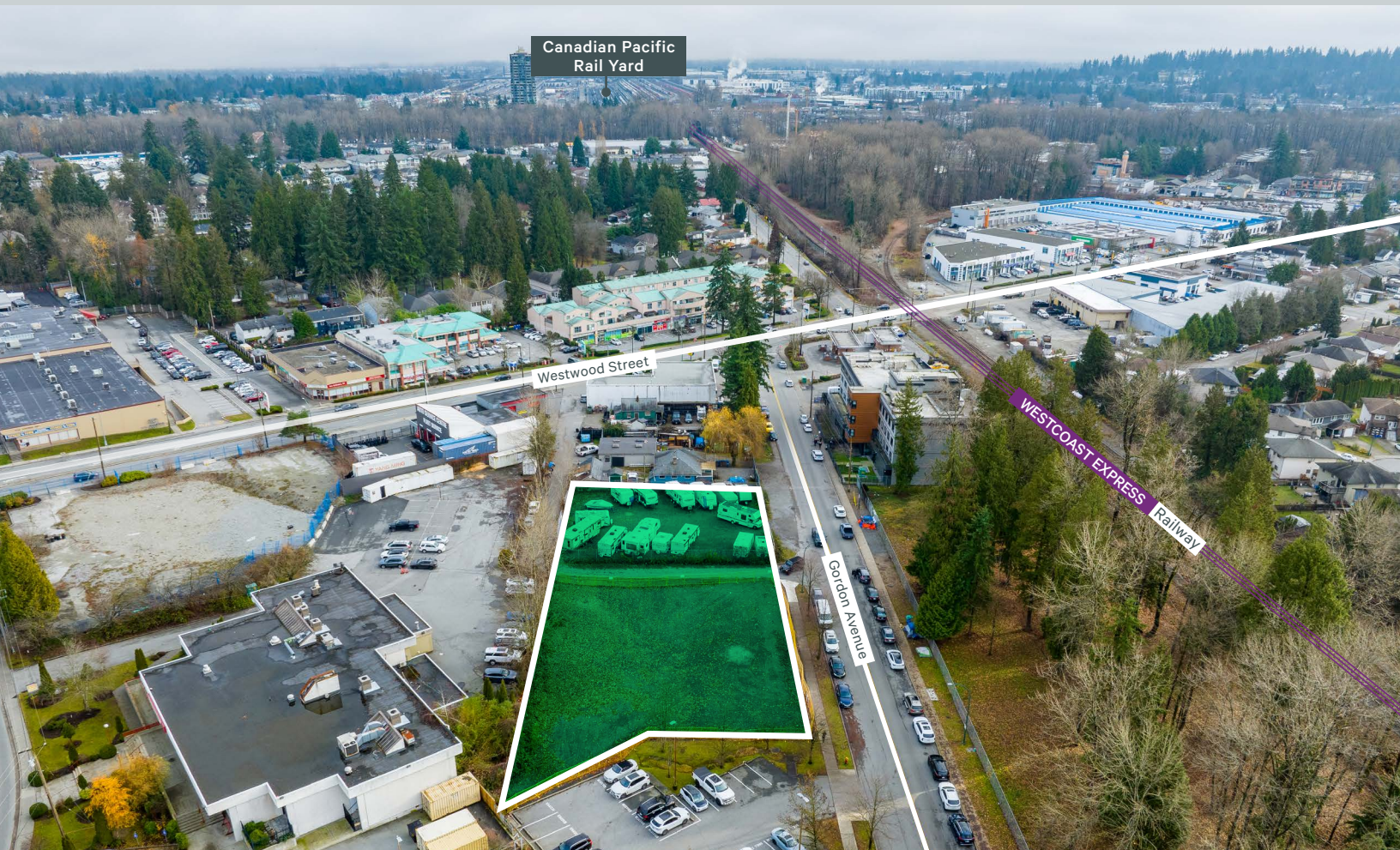
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DRIVE TIME IN MINUTES

2	Lougheed Highway		20	Trans-Canada Highway		8	Coquitlam Centre		9	Coquitlam Central Station		35	Downtown Vancouver		45	US/Canada Border		50	Vancouver International Airport
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