



GLACIER STREET
Coquitlam, BC
150

FOR LEASE
DEVELOPMENT-READY
10 ACRE BUILD-TO-SUIT SITE




THE OPPORTUNITY

On behalf of QuadReal, JLL is proud to introduce 150 Glacier Street, Coquitlam, an innovative, purpose-built last-mile distribution facility designed to meet the warehousing and transportation needs of e-commerce and logistics providers.

This planned 128,000 square-foot building on 10.3 acres is located in the Pacific Reach area of Coquitlam, BC, the foremost distribution location in the Greater Vancouver Area, serving 2.9 million people with over \$138 billion in annual consumption. 150 Glacier offers unparalleled access to the largest concentration of consumers and businesses in Western Canada, with excellent proximity to highways 1, 7, and 7B.

 **Building Size**
~128,000 sq. ft.

 **Dock Doors**
25

 **Site Size**
10.3 acres

 **Drive-in Doors**
2

 **Clear Heights**
32.0'

 **Truck Court**
186

Property Highlight

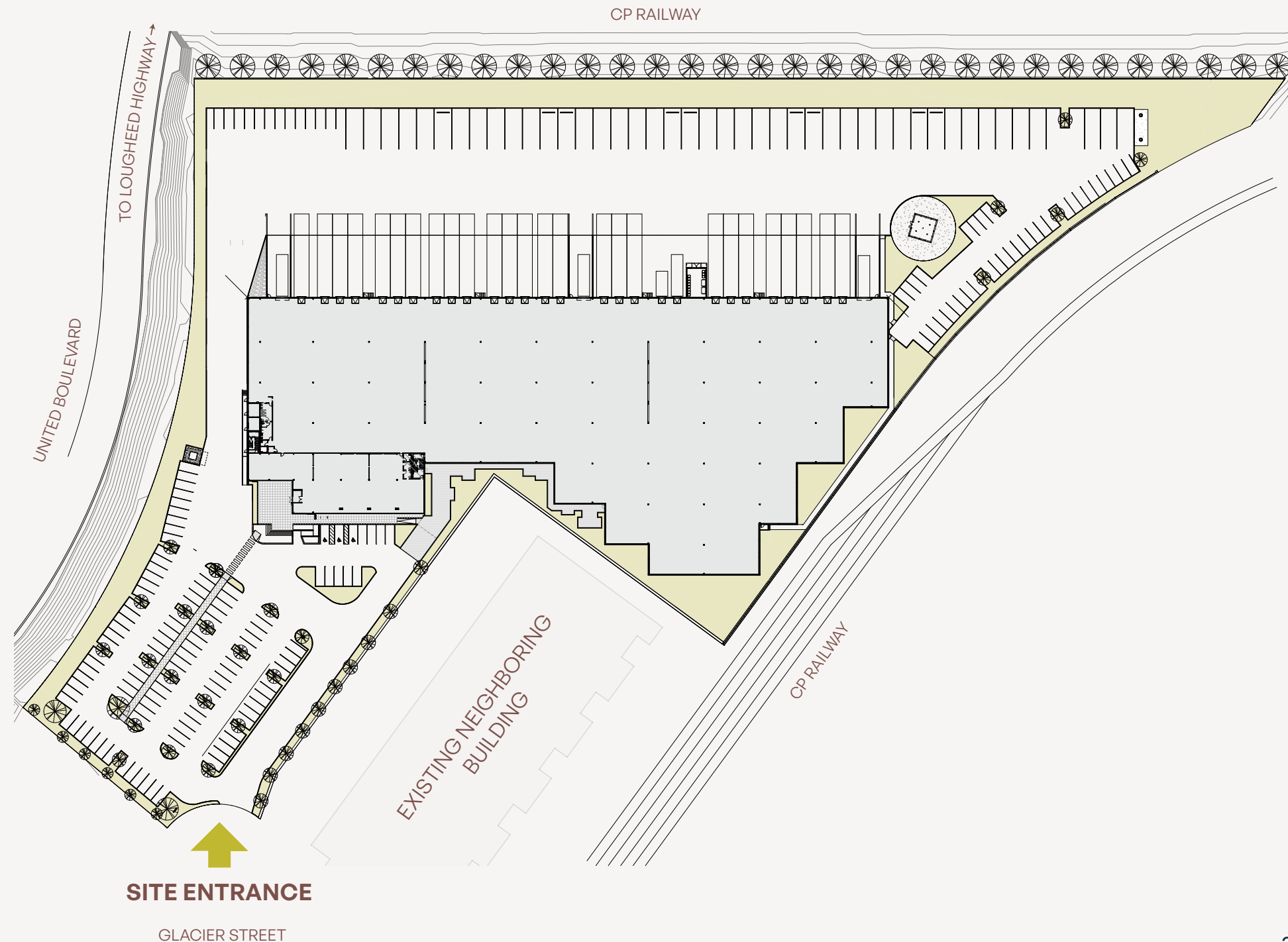
Site is development ready

Freestanding building with **efficient building configuration at 32' clear height**

Separate passenger vehicle **parking lot**

Ability to fence/**secure loading court**

Conveniently located with direct access to **Lougheed Highway and Highway 1**



30 KILOMETERS

2.9 MILLION
POPULATION

1.74 %
ANNUAL POPULATION
GROWTH

\$138 BILLION
ANNUAL
CONSUMPTION

40
MEDIAN
AGE

1.5 MILLION
TOTAL
LABOUR FORCE

United Blvd	~2.0 Minutes	~0.35 KM
Highway 7	~2.0 Minutes	~0.75 KM
Highway 7B	~2.0 Minutes	~1.0 KM
Highway 1	~4.0 Minutes	~3.0 KM
Guildford Town Centre	~10.0 Minutes	~7.4 KM
Downtown Vancouver	~35.0 Minutes	~27.7 KM
Vancouver Intl Airport	~43.0 Minutes	~33.1 KM
US Border	~45.0 Minutes	~34.4 KM

RICHMOND

NORTH
VANCOUVER

PORT MOODY

COQUITLAM

PORT
COQUITLAM

PITT MEADOWS

LOUGHEED HWY

BURNABY

HWY1

150ST
GLACIER

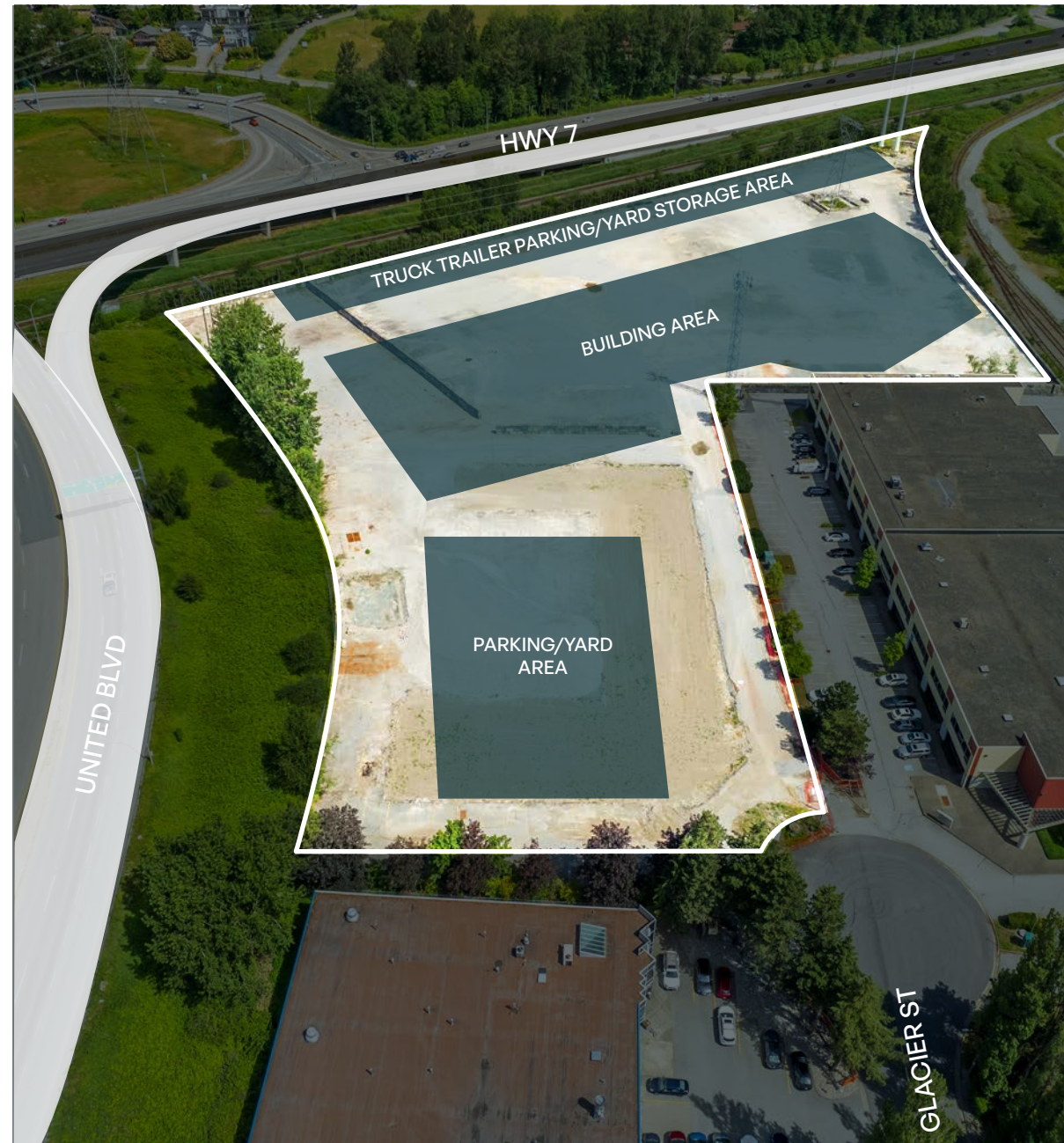
HWY 7

HWY 7B

NEW
WESTMINSTER

HWY1

SURREY





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