

FOR SUBLEASE

BELOW MARKET RENTS

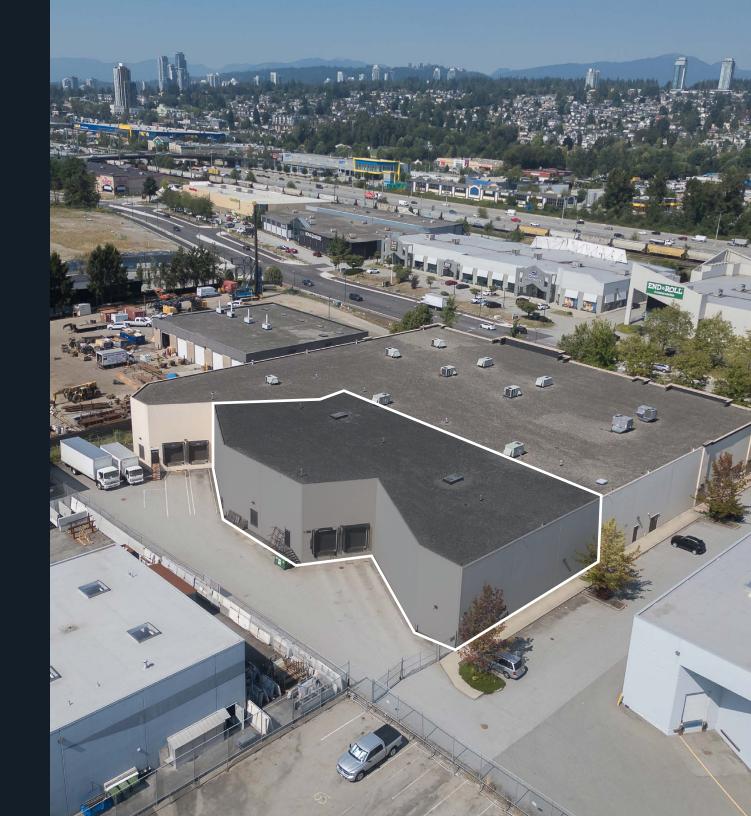
UNIT 104

1338

UNITED BOULEVARD COQUITLAM, BC

10,723 SF

WAREHOUSE SPACE WITH 2 DOCK DOORS



The Opportunity

A unique opportunity to sublease a 10,723 sf warehouse space on United Boulevard with significantly below market rents. 2 dock loading doors, 22' clear ceiling heights and all ground floor rentable area. 3 phase electrical service and 1 washroom, this space is move in ready. Sublease term expires September 30, 2027.

Location

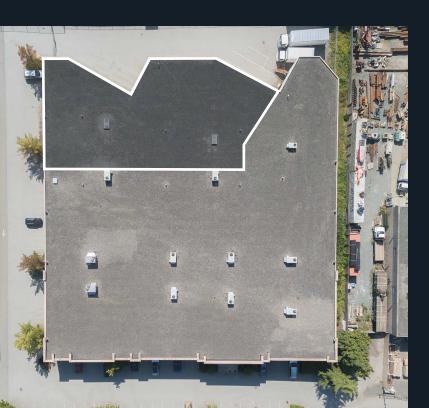
The property is located on United Boulevard, and within immediate proximity to the Trans Canada Highway and Lougheed Highway. This desirable location offers quick access to major transportation routes, and is central within the hub of rapidly expanding Coquitlam. With nearby employee amenities such as transit, restaurants, shopping and services, this central and sought after location is one of the most strategic locations in Metro Vancouver.

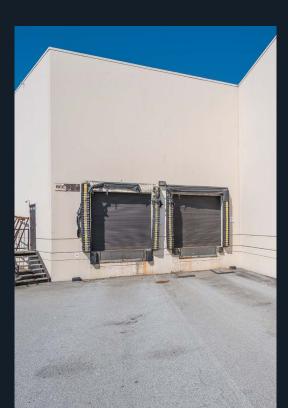












Highlights



UNIT SIZE 10,723 SF



LEASE RATE \$12.50 PSF



ADDITIONAL RENT

\$6.35 PSF



AVAILABLE

Immediately



CEILING HEIGHT

22' clear



LOADING

2 dock doors



POWER
3-phase
electrical service



PARKING

Ample parking



CONSTRUCTION

Concrete tilt-up



WASHROOM

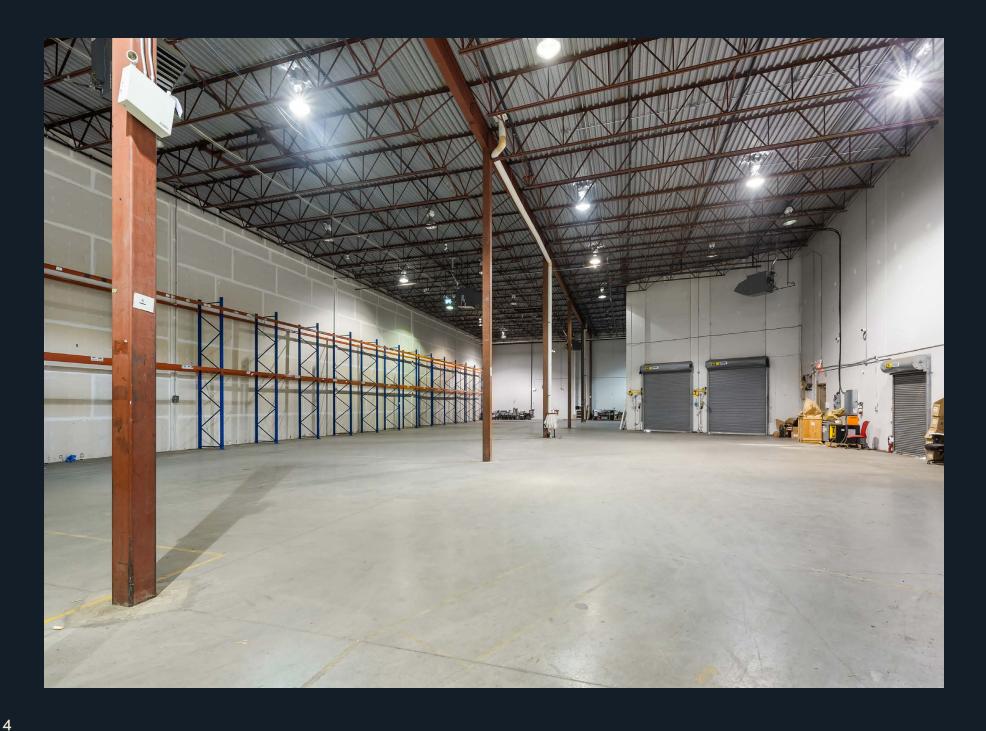
1 washroom

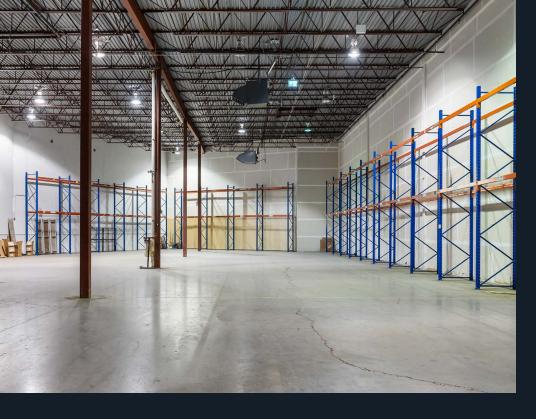


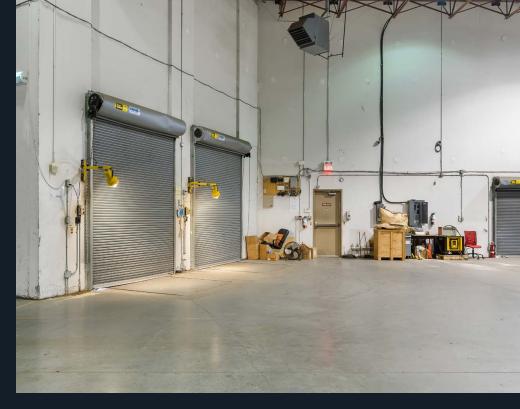
ZONING

B-1 (Business Enterprise)
The zone provides for most types

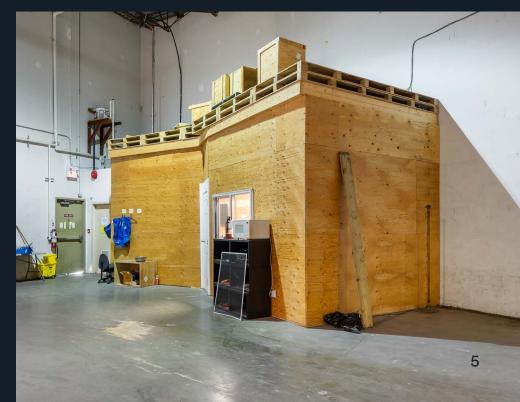
of industrial uses, office uses, commercial recreation uses and commercial uses which support industrial activities.

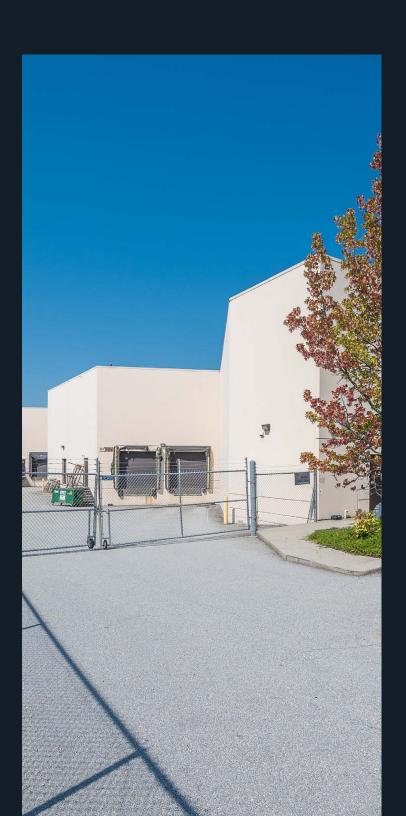














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