

FOR SALE

RARE 19,252 SF AND 22,385 SF WAREHOUSE BUILDINGS ON 3.894 ACRE CORNER SITE

1485

COAST MERIDIAN ROAD Port Coquitlam, BC



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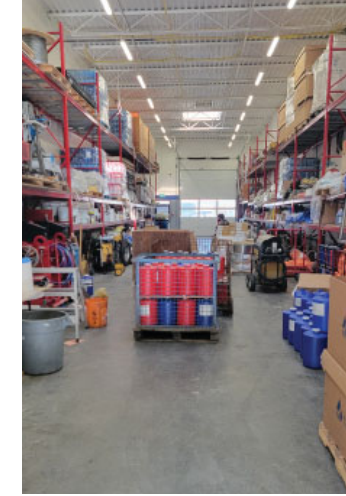
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COAST MERIDIAN ROAD
Port Coquitlam, BC



BUILDING FEATURES

- Significant parking on all sides of the property
- Overhead Space Heaters
- Lighting upgraded to LED in all warehouse bays
- Skylights in both buildings
- City approval in place for new above-ground fuel island along Coast Meridian

Building 100:

- 600V 400A 3-Phase electrical
- SBS Torch-on new in 2018
- Opportunity to add restaurant
- Expansive rooftop deck and BBQ area

Building 400:

- 600V 600A 3-Phase electrical
- Roof to be replaced in 2024 by Vendor

THE OPPORTUNITY

The property features a rare and unique opportunity to acquire two multi-tenant warehouse buildings with easy access and high visibility along the Mary Hill Bypass. The property was originally designed as a truck stop and is ideally suited for truck servicing/repair and trailer parking, as well as other uses such as automotive or marine repair and retail sales of boats, RV's, building supplies or heavy equipment.

With a mix of vacant possession and supplemental income, the property offers a variety of occupier opportunities for office/warehouse plus up to 1.5 acres of dedicated yard space, as well as the potential value-add of subdivision or strata titling.



SALIENT DETAILS

CIVIC ADDRESSES	1485 Coast Meridian Road, Port Coquitlam, BC
SITE SIZE	3.894 acres
ZONING	CD-24 (Largely based on M-1 Industrial)

BUILDING AREAS	Building 100	
	Warehouse	14,400 SF
	Warehouse Mezzanine	552 SF
	Office Mezzanine	1,200 SF
	Main Floor Office / Storage	3,100 SF
	Total	19,252 SF
	Building 400 (9 Units)	21,600 SF
	Unit 404 Mezzanine Office	785 SF
	Total	22,385 SF
	TOTAL BUILDING AREA	41,637 SF

YARD AREA
Approximately 1.5 acres of paved and fenced yard is located on the north side of the property. Further opportunity exists to fence paved area around and between Buildings 100 and 400

The Vendor has preliminary approval for two (2) approx. 4,000 sf Quonset huts in north yard if required

CEILING HEIGHT
19' clear in Building 100
17.5' clear in Building 400

LOADING
Building 100: Front and rear 12' x 14' grade loading doors (drive through capability)
Building 400: Nine (9) 12' x 14' bays, two (2) of which are drive-thru
New insulated loading doors in many bays

OCCUPANCY
Opportunity for vacant possession of areas shaded in grey. Contact listing agent for rent roll

PROPERTY TAX (2023) \$207,768.50

ASKING PRICE **Please contact listing agent**

Opportunity to acquire the property by way of purchase of the shares of a bare trust

