

FOR SALE

RARE CENTRALLY LOCATED INDUSTRIAL
BUILDING WITH YARD SPACE

74

GLACIER STREET Coquitlam, BC



11,852 SF on 0.988 Acres – Vacant Possession September 1, 2025

Marketed by



Property Managed by



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BUILDING FEATURES

- Mix of brick & concrete tilt-up construction (1980)
- Approx. 21' clear ceiling height in shop
- One (1) 12' x 12' grade loading door
- Five (5) ton & two (2) ton overhead travelling cranes (tenant property)
- Craneways extending to the rear yard area (approx. 20' x 20' opening)
- 600V, 400A 3-phase electrical service
- T8 energy-efficient fluorescent lighting
- Radiant warehouse heating
- Air-conditioned office area
- Three (3) washrooms; lunchroom
- Shower & locker room
- Twenty-one (21) parking stalls
- Fully paved & fenced yard area

THE LOCATION

Situated in the heart of Mayfair Industrial Park in Coquitlam, the Subject Property offers one of the most central and desirable locations in the Lower Mainland, with easy access to Downtown Vancouver, Mary Hill ByPass, Highway 1 and the US Border. The west side of the Property offers direct exposure to busy United Boulevard.

SALIENT DETAILS

ZONING M-1 General Industrial, allowing a wide range of uses including warehousing, manufacturing, industrial equipment sales/service, autobody, recycling and mini-storage.



SITE AREA 0.988 acres

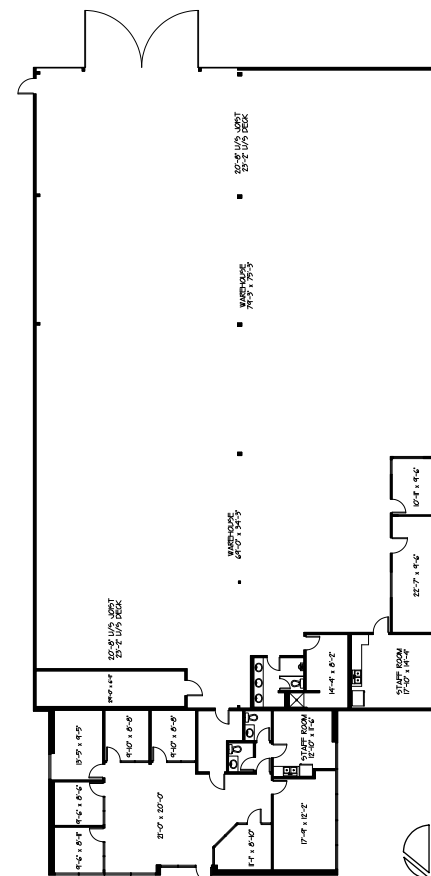
BUILDING AREA	Main Floor Office	1,800 SF
	Shop/Warehouse	10,052 SF
	Total Area	11,852 SF

PROPERTY TAXES \$88,412.73 (2024)

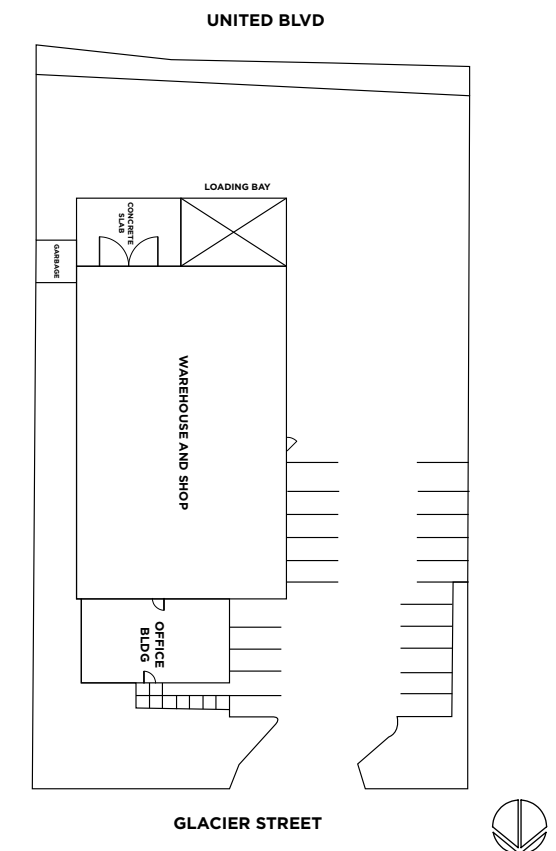
TENANCY The Property is occupied until August 31, 2025 with no rights of renewal.

SALE PRICE **Please contact Listing Agents**

FLOOR PLAN

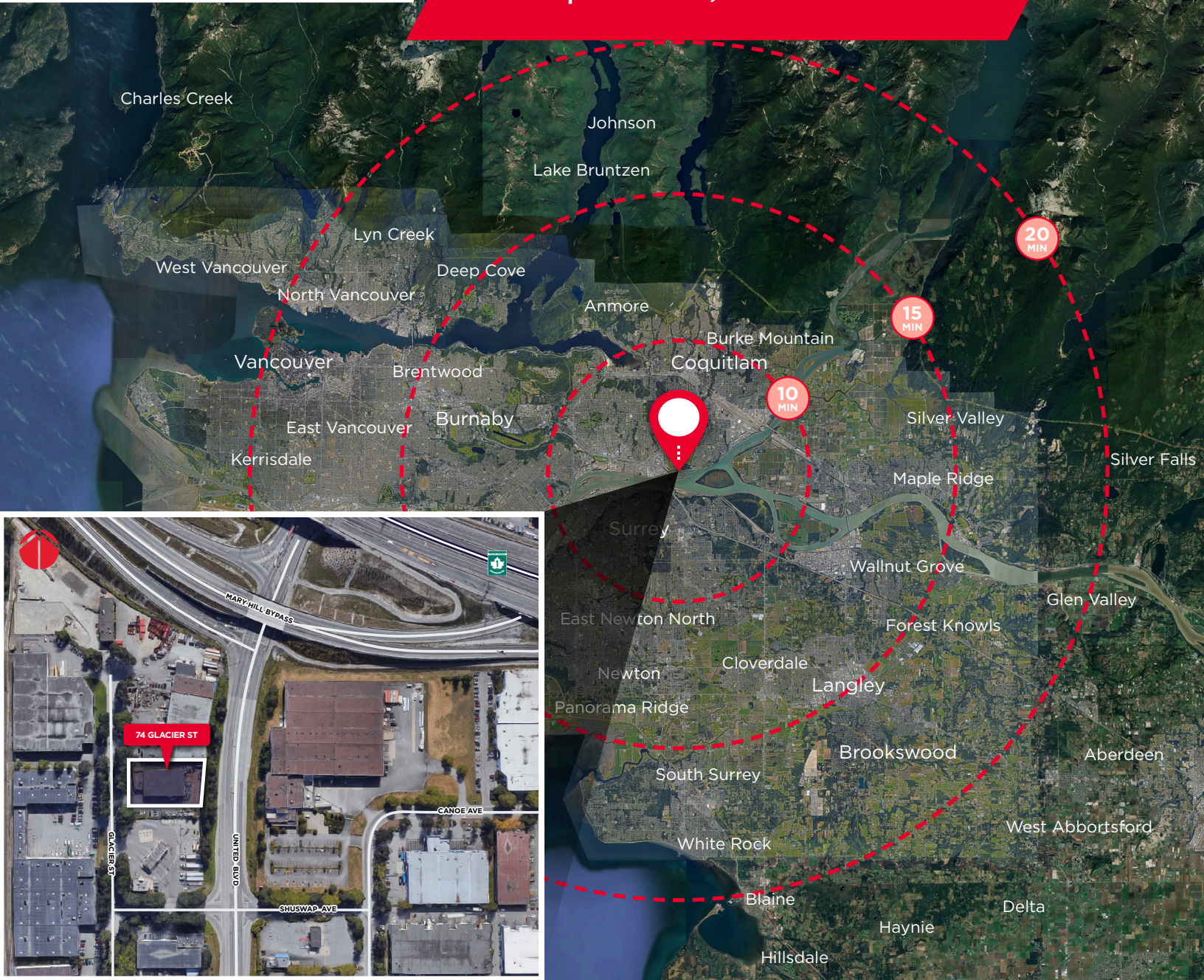


SITE PLAN



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