

# FOR SALE

CENTRALLY LOCATED INDUSTRIAL BUILDING WITH REAR DOCK AND  
GRADE LOADING AND FRASER RIVER VIEW

# 1900

**BRIGANTINE DRIVE**  
Coquitlam, BC



**37,848 SF on 1.9 Acres**  
**Vacant Possession Approximately Q3 2025**



# 1900

## BRIGANTINE DRIVE

Coquitlam, BC



### THE LOCATION

Situated on the South side of Brigantine Drive, 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.

### SALIENT DETAILS

**ZONING** M-2 Industrial Business, allowing a wide range of uses including, warehousing, manufacturing, industrial equipment sales/ service, autobody, recycling and mini-storage.

**SITE AREA** 1.90 acres

<b>BUILDING AREA</b>	Main floor office	3,472 SF
	Second floor office	3,472 SF
	Mezzanine	1,744 SF
	Warehouse	29,160 SF
<b>Total Area</b>		<b>37,848 SF</b>

**PROPERTY TAX** \$208,552 (2024)

**TENANCY**

**Unit "A" - 23,856 SF**  
Currently occupied and available vacant possession approximately Q3 2025

**Unit "B" - 13,992 SF**  
Vacant and available for immediate possession

**SALE PRICE** \$22,750,000



### BUILDING FEATURES

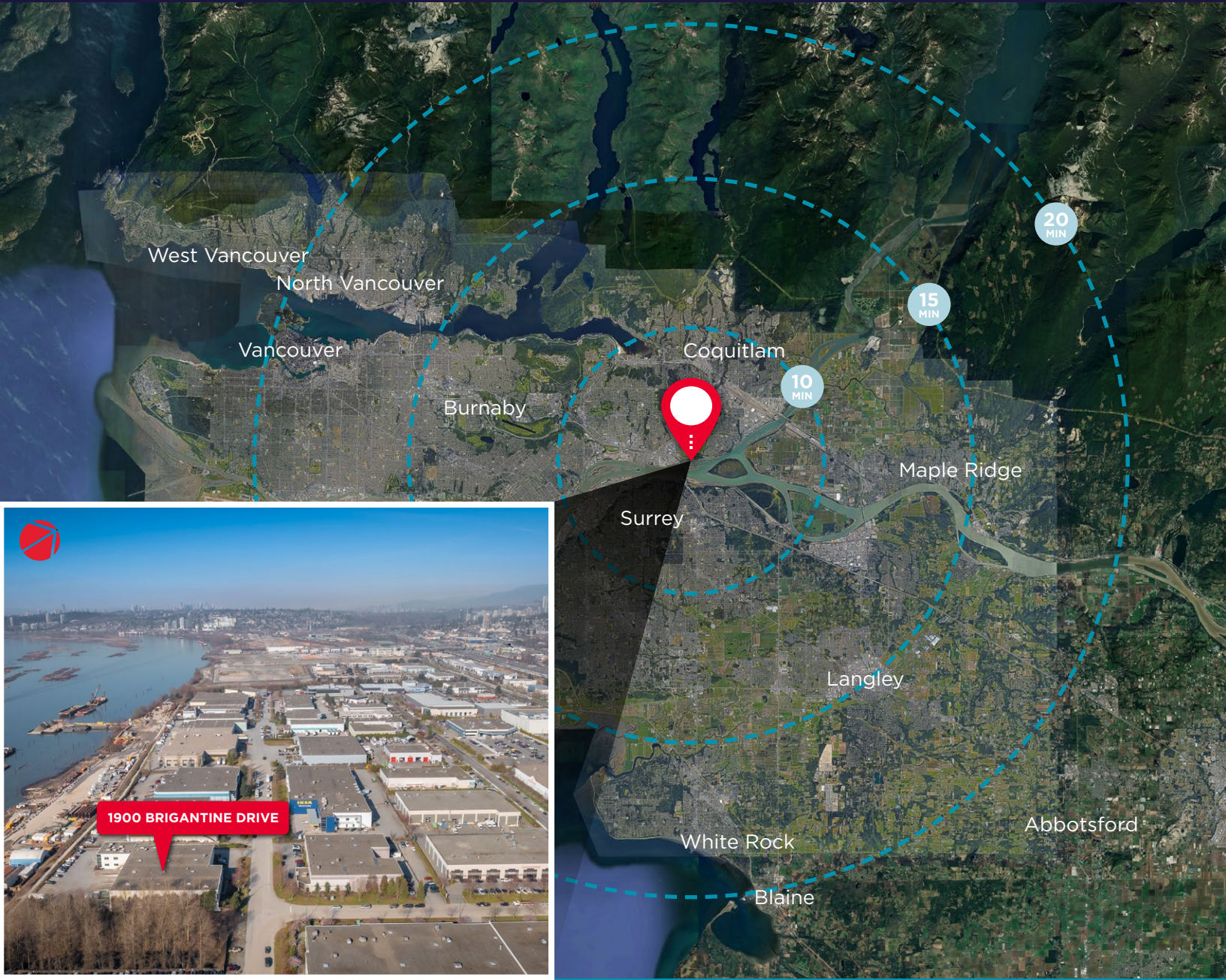
- Concrete tilt-up construction by Beedie (2003)
- Approx. 26' clear ceiling height in shop
- Four dock loading doors, three grade loading doors
- Five (5) ton & two (2) ton overhead travelling cranes (tenant property)
- 600V, 900A - 3 Phase electrical service
- Professional offices with Fraser River views
- Eight (8) washrooms; lunchroom, boardroom and exercise room
- Shower & locker room
- Fifty (50) parking stalls
- Fully paved and secure loading area

FOR SALE

1900

BRIGANTINE DRIVE

Coquitlam, BC



**Nathan Kewin**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5885  
nathan.kewin@cushwake.com

**Blake Gozda**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 608 5971  
blake.gozda@cushwake.com

**Adam Daher**

Associate  
+1 604 608 5923  
adam.daher@cushwake.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A  
604 683 3111 | [cushmanwakefield.ca](http://cushmanwakefield.ca)