

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

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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.

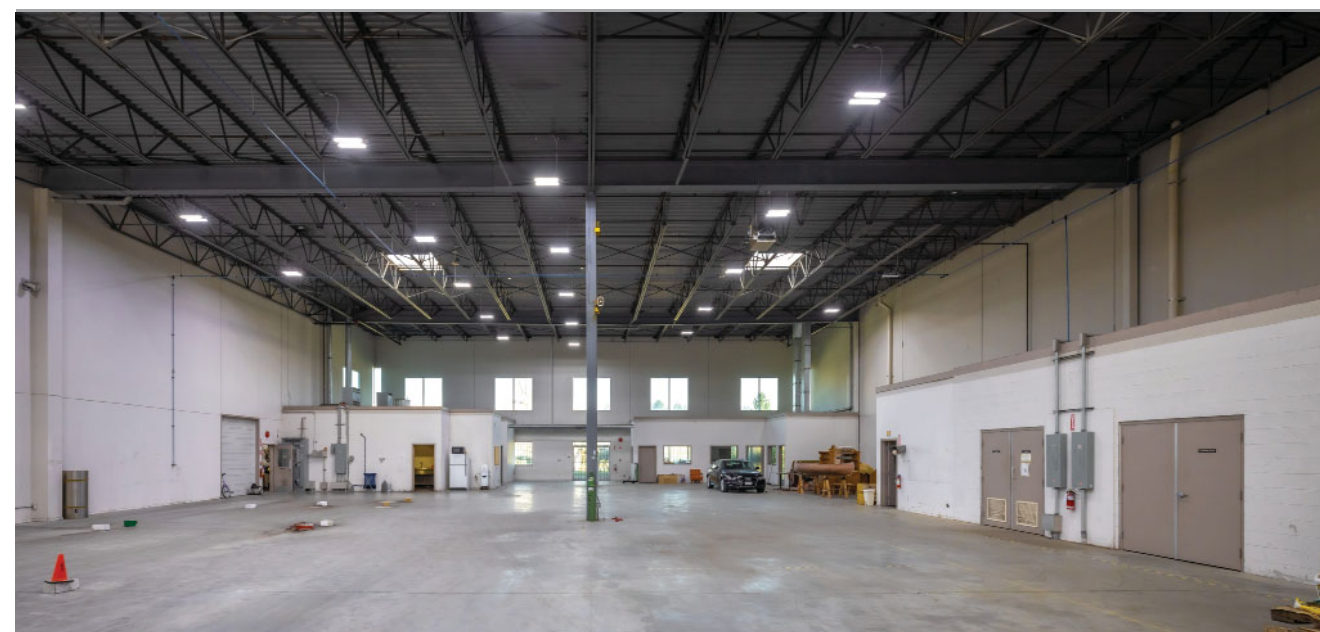
SITE AREA 1.90 acres

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

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

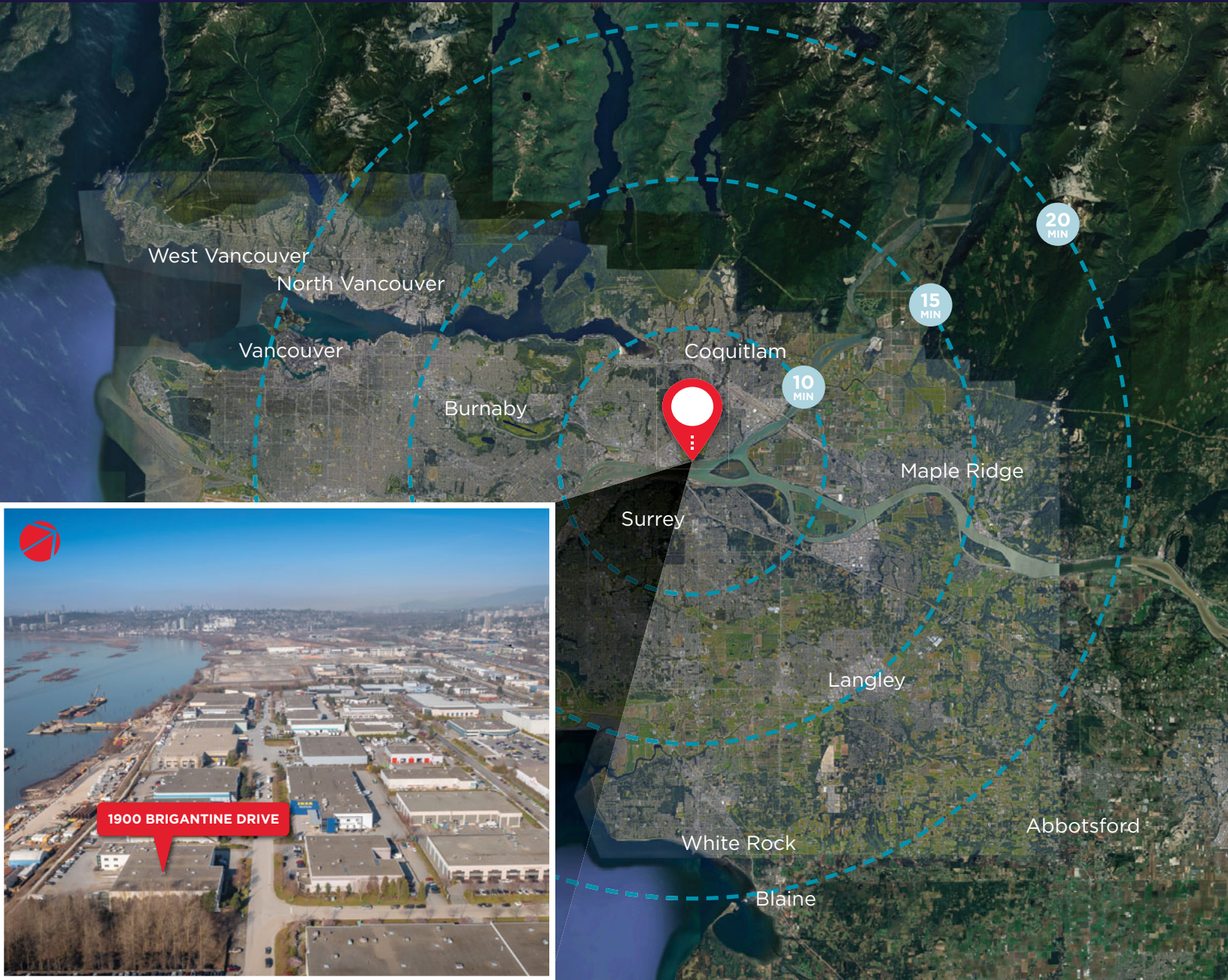
- Concrete tilt-up construction by Beedie (2003)
- Approx. 26' clear ceiling height in shop
- Four dock loading doors, three grade loading doors
- Five (5) ton & two (2) ton overhead travelling cranes (tenant property)
- 600V, 400A 3-phase electrical service
- Professional offices with Fraser River views
- Three (3) washrooms; lunchroom, boardroom and exercise room
- Shower & locker room
- Fifty (50) parking stalls
- Fully paved and secure loading area

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