

FOR SUBLEASE
1900B BRIGANTINE DRIVE
COQUITLAM, BC



13,992 SF DISTRIBUTION/LIGHT MANUFACTURING SPACE
WITH TWO (2) REAR DOCK DOORS



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LOCATION

The Premises makes approximately one third of a free standing building on the South side of the highly sought after Brigantine Drive in Pacific Reach Business Park. Highway 1 and the Port Mann Bridge are immediately North and access to Downtown Vancouver is 30 minutes West.

ZONING

M-2 Industrial Business

UNIT SIZE

Main Floor Office	1,445 SF
Warehouse	12,547 SF
Total Area	13,992 SF

FEATURES

- Two (2) 8' x 10' dock loading doors with levelers and seals
- One (1) 10' X 12' grade loading door
- 26' clear warehouse ceiling
- Compressor room
- Fully sprinklered
- Energy-efficient fluorescent lighting
- Heavy electrical service (400 amp, 600 volt 3-phase power)
- Concrete tilt-up construction by Beedie
- Two (2) washrooms
- Lunchroom
- Grinding/welding room with exterior ventilation and an additional 230V outlet
- Air piping system
- Seven (7) private offices
- Fourteen (14) parking stalls

LEASE RATE

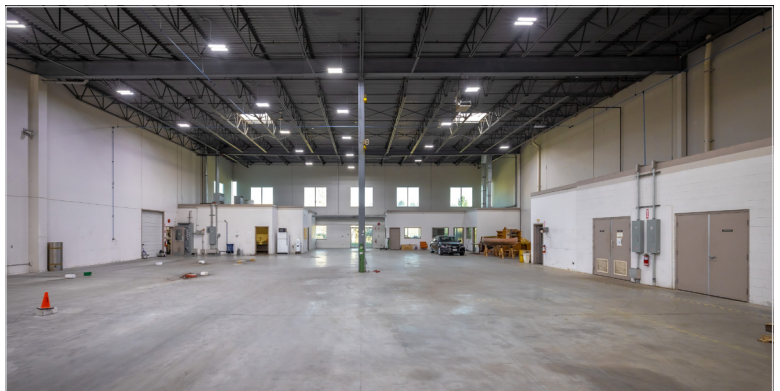
\$21.00 PSF

ADDITIONAL RENT

\$7.27 (2024 estimate)

SUBLEASE TERM

December 31, 2028



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