



UNIT 1130
580 NICOLA AVENUE
PORT COQUITLAM, BC

Another Quality Project By
TECK
CONSTRUCTION LLP

HIGH EXPOSURE / FULLY AIR-CONDITIONED / 2-HR FIREWALLS

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@ca.cushwake.com

Rick Eastman
Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@ca.cushwake.com

LOCATION

Located in the Dominion Triangle area of Port Coquitlam, Nicola Business Centre is located at the high exposure intersection of Nicola Avenue and the Fremont Connector.

With close proximity to the Pitt River Bridge and the Golden Ears Bridge to the east, the Coast Meridian Overpass to the west and being only minutes from the Cape Horn Interchange to the Port Mann Bridge and Highway #1, Nicola Business Centre offers a superb location for warehousing and distribution.

Surrounded by the Fremont Village Shopping Centre, nearby residences, Carnoustie Golf Club and recreational riverside parks and trails, Nicola Business Centre also offers unparalleled retail and lifestyle amenities.

ZONING

M3 (Light Industrial) zoning offers for a wide range of light industrial uses including warehousing, light manufacturing and wholesaling uses.

AVAILABLE AREA

| | |
|-----------------------------|-----------------|
| Main Floor Office | 1,476 SF |
| Warehouse | 973 SF |
| <hr/> | |
| Main Floor Area | 2,449 SF |
| Second Floor Office | 1,476 SF |
| <hr/> | |
| Total Available Area | 3,925 SF |

PROPERTY FEATURES

- Quality insulated concrete tilt-up construction designed and built by Teck Construction
- Attractive, functional design with an abundance of windows and natural light
- Minimum 24' clear ceiling height in warehouse area
- 13' 11" x 13' 10" insulated rear grade loading door
- 600 Volts, 100 Amps, 3-phase electrical service
- Fully sprinklered (NFPA13 Class I to IV storage to 20' on open racks non-encapsulated)
- Large showroom area
- Full HVAC system throughout
- Three (3) washrooms
- 2-hour firewall separation between neighbours
- High-efficiency T-5 fluorescent lighting
- An abundance of windows, natural light
- Transit nearby
- Five (5) designated parking stalls

ASKING RATE

From \$23.50 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2024)

Approximately \$5.72 per square foot per annum, plus GST

COMMENTS

The space is suited to accommodate commercial indoor recreational uses.

FOR MORE INFORMATION, PLEASE CONTACT:

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