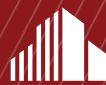


FOR LEASE



CUSHMAN &
WAKEFIELD

AMACON

LIVE WELL. | WORK WELL.

UNIT 4

1850 HARTLEY AVENUE

COQUITLAM, BC



FOR MORE INFORMATION, PLEASE CONTACT:

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**FOR LEASE
UNIT 4
1850 HARTLEY AVENUE, COQUITLAM, BC**



LOCATION

The subject property is conveniently located South of United Boulevard and the Trans-Canada Highway and East of King Edward in the Pacific Reach Industrial District of Coquitlam. This site allows excellent access to the Lower Mainland via Highway 1, which also provides direct access to Vancouver and the Fraser Valley via the Port Mann Bridge.

PROPERTY FEATURES

- 24' warehouse ceiling heights
- Two (2) dock level loading doors at rear (one with leveler)
- Ample unreserved parking on site
- 600 volts, 100 amps, 3-phase electrical service (tenant to verify)
- Air-conditioned office areas
- Lunchroom
- One (1) handicap accessible washroom

ZONING

M-2 (Industrial Business)

AVAILABLE AREA

Warehouse	3,288 SF
Office	692 SF
Total Available Area	3,980 SF

ASKING LEASE RATE

From \$20.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at \$8.89 per square foot, per annum, plus 5% management fee, plus GST

AVAILABILITY

September 1, 2025

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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