

FOR LEASE



AMACON

LIVE WELL | WORK WELL

UNIT 4

# 1850 HARTLEY AVENUE

COQUITLAM, BC

NEW LEASE RATE



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), potential to convert to grade loading.
- 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
<b>Total Available Area</b>	<b>3,980 SF</b>

**NEW LEASE RATE**

\$19.95 per square foot, net, per annum, plus GST

**ADDITIONAL RENT (2026)**

Estimated at \$9.07 per square foot, per annum, plus 5% management fee, plus GST

**AVAILABILITY**

Immediate

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