FOR SALE



MAJOR PRICE REDUCTION

NOW $26,900,000 OR ONLY $375 PSF

- ***EXTREMELY RARE CENTRALLY LOCATED INDUSTRIAL ASSET***
- ***REVISED PRICING EXPECTATIONS – EXCEPTIONAL VALUE FOR USERS & INVESTORS***
- ***FRESHLY PAINTED & 9 YEAR OLD ROOF***

RARE FREESTANDING INDUSTRIAL ASSET

61-63 GLACIER ST.

COQUITLAM, BC

CUSHMAN & WAKEFIELD

Property Highlights

This first class office/warehouse facility is located within Mayfair Industrial Park, perhaps the most central location for a warehouse/ distribution operation in the Lower Mainland. Mayfair is located in Coquitlam at the north end of the Port Mann Bridge, providing excellent access to all points in Metro Vancouver and the US Border via the Trans Canada Highway 17 and Highway 15 (176 Street).

Address	61 - 63 Glacier Street, Coquitlam, BC
Site Size	2.66 acres
Building Area	±71,663 SF
Zoning	M-1 (General Industrial)
Possession/Tenancies	**61 Glacier Street**: Short-term leaseback at market rents is desired
	63 Glacier Street: Lease expiry 11/30/2027. 5 year renewal option at market rents
Taxes (2026)	$309,210.99 ($4.31 PSF)
New Sale Price	**$26,900,000 or $375 PSF**

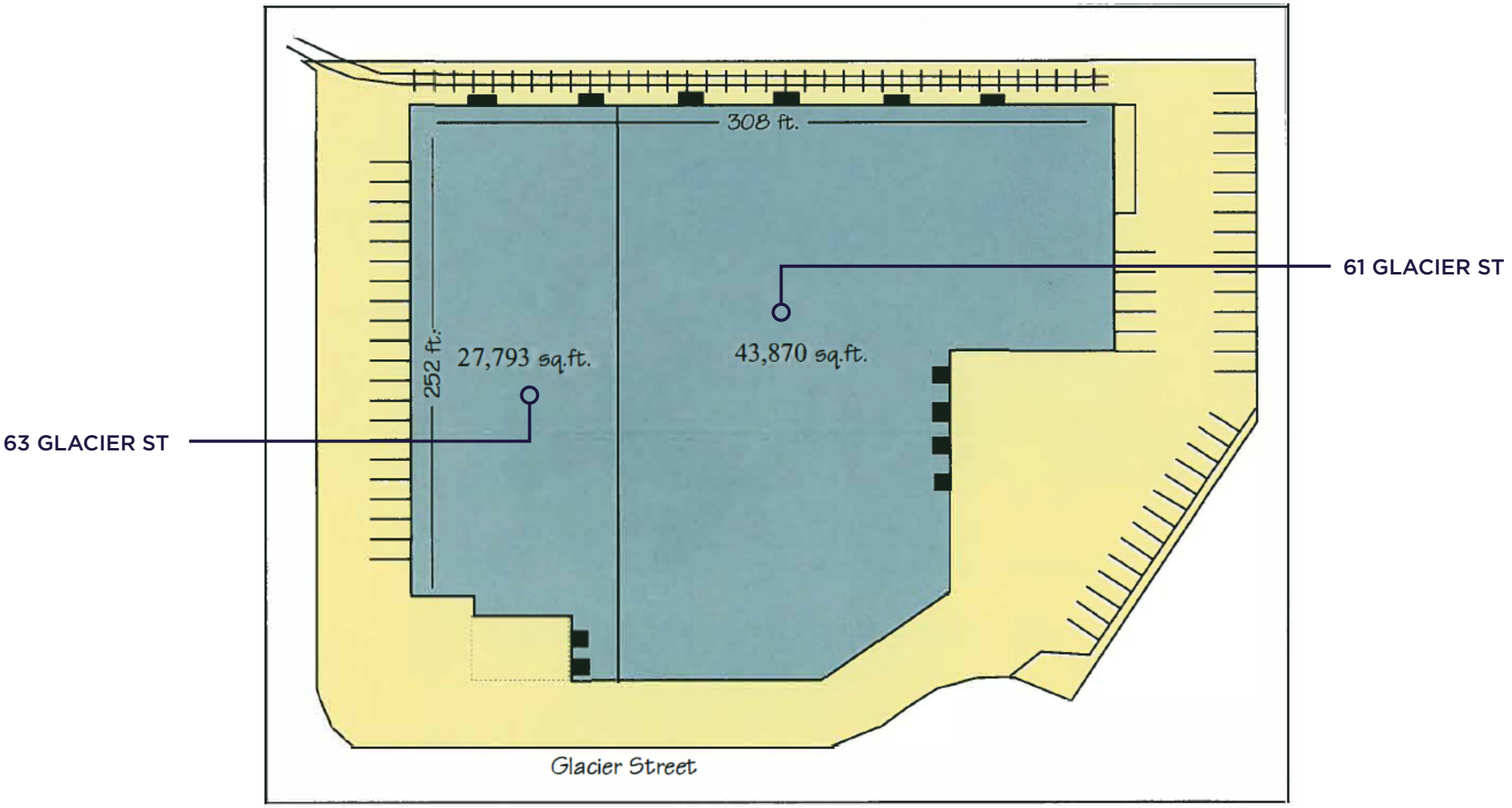
Building Features

- 6 dock level loading doors with power levelers
- Rail spur (Canadian Pacific)
- 1 oversized grade level loading door
- 24 foot clear ceiling height
- Fully sprinklered
- 600 volt, 3 phase power
- LED Warehouse lighting
- Column space 36 feet by 42 & 48 feet
- Air-conditioned offices
- Ample paved parking
- Portion of parking could be fenced for outside storage
- Newly painted





Floor Plan



61 Glacier Street

Warehouse	42,210 SF
Office	1,660 SF
Total:	**43,870 SF**

63 Glacier Street

Warehouse	22,200 SF
Office	2,023 SF
Mezzanine	3,570 SF
Total:	**27,793 SF**

The two areas could be combined in the future for a total building area of 71,663 SF

Property Photos











CONTACT INFORMATION

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