

2 TO 5 ACRES OF OUTDOOR STORAGE / PARKING AREA FOR LEASE

# 1701 LOUGHEED HIGHWAY

COQUITLAM, BC



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COQUITLAM, BC

## Opportunity

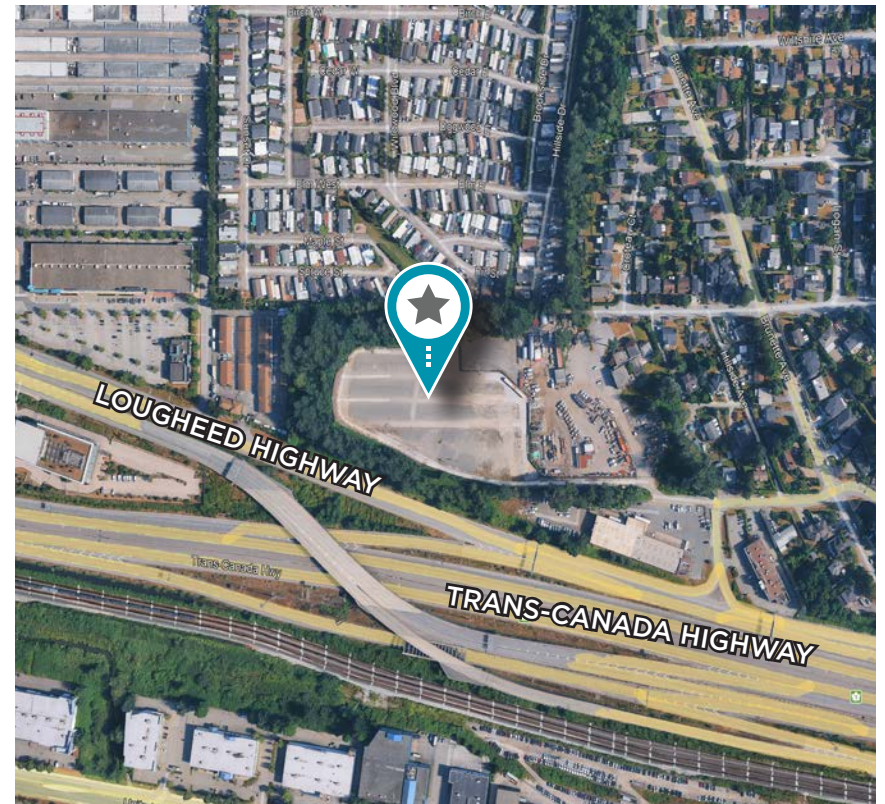
A large scale land lease opportunity adjacent to the Lougheed and Trans Canada Highways, only 30 minutes from downtown Vancouver and with quick access to the Fraser Valley.

## Property Summary

<b>ADDRESS:</b>	1701 Lougheed Highway, Coquitlam, BC
<b>PID:</b>	003-325-792
<b>LEGAL DESCRIPTION:</b>	PARCEL "A" DISTRICT LOT 62 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN 63385
<b>AVAILABLE AREA:</b>	From 2.0 to 5.0 acres
<b>ZONING:</b>	M-1 General Industrial
<b>LEASE RATE:</b>	\$3.50 PSF net
<b>PROPERTY TAXES (2025):</b>	Please contact listing agents

## Location

Situated in the City of Coquitlam, 1701 Lougheed Highway is strategically positioned along a major Metro Vancouver transportation corridor, offering strong regional connectivity. Direct access to Highway 7 and Highway 1 supports efficient logistics and service-based operations, while proximity to Lougheed Town Centre and Braid Street Skytrain Stations enhances employee accessibility. The surrounding established industrial and commercial area further strengthens the property's appeal for industrial occupiers.



# SITE PLAN



**2 to 5 acres of gravel surfaced  
and fenced outdoor storage/parking**





Lougheed Town Centre Station

NORTH ROAD

The Vancouver Golf Club

Home Outfitters  
PetSmart  
Mark's  
Ricky's All Day Grill

Real Canadian Superstore

Canadian Tire

IKEA

Staples

Braid Station

Eaglequest Golf



LOUGHEED HIGHWAY

SCHOOLHOUSE STREET



## Drive Times

Real Canadian Superstore	4 minutes
Lougheed Town Centre	10 minutes
Downtown Vancouver	30 minutes

The Brick

Kal Tire

TRANS-CANADA HIGHWAY

Cactus Club

Home Depot

## FOR MORE INFORMATION, CONTACT:

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Starbucks

Hard Rock Casino

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