FOR SALE

RARE FREESTANDING INDUSTRIAL ASSET

61-63 GLACIER ST.

COQUITLAM, BC

CUSHMAN & WAKEFIELD

Property Highlights

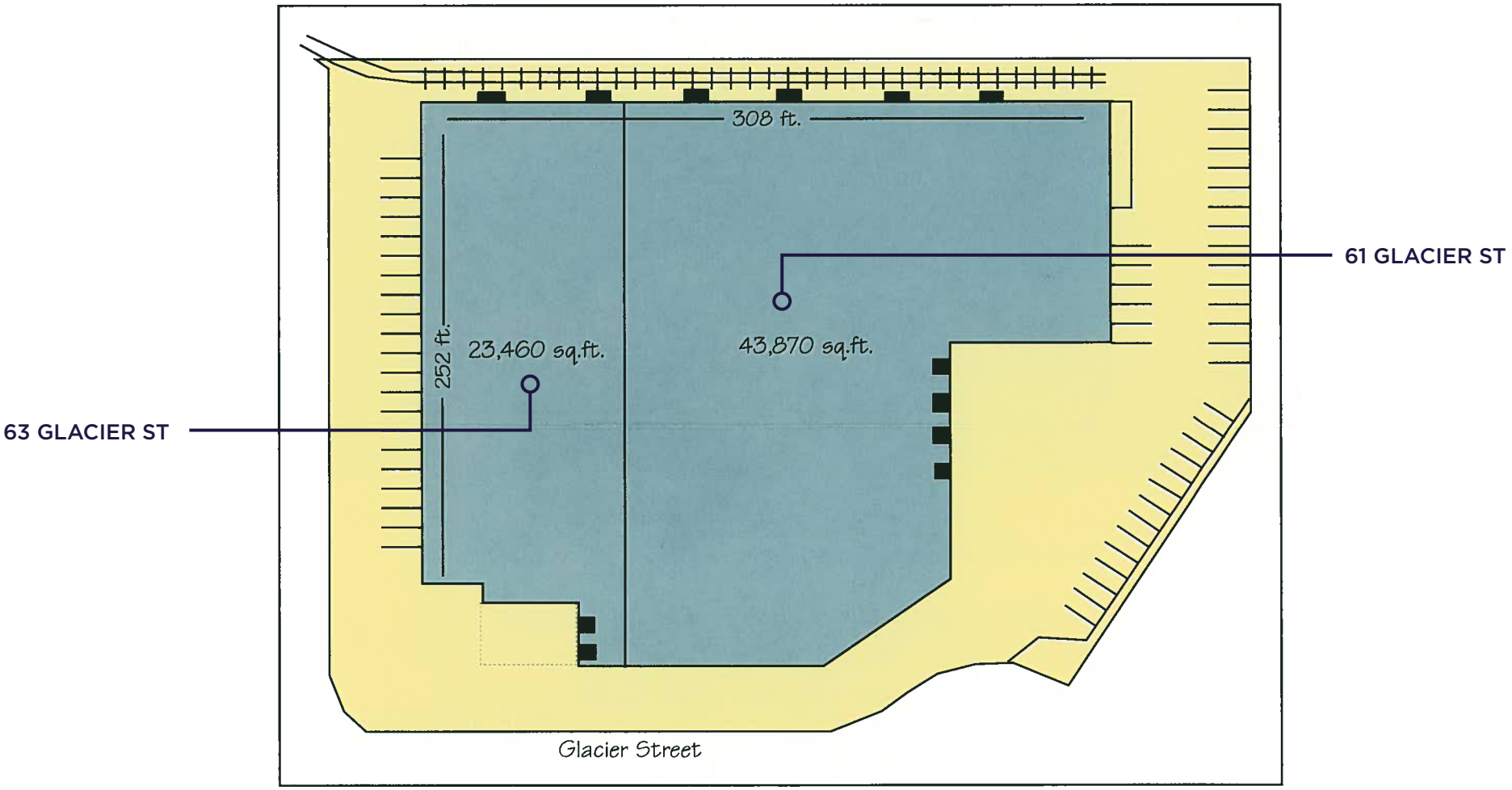
This first class office/warehouse facility is located within Mayfair Industrial Park, perhaps the most central location for a warehouse/ distribution operation in the Lower Mainland. Mayfair is located in Coquitlam at the north end of the Port Mann Bridge, providing excellent access to all points in 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 Description	2.66 acres
Building Area	±67,330 SF
Zoning	M-1 (General Industrial)
Possession/Tenancies	**61 Glacier Street**: 12 month leaseback at market rents is desired
	63 Glacier Street: Lease expiry 11/30/2027. 5 year renewal option at market rents
Taxes (2025)	$318,886.63
Sale Price	$37,900,000.00 ($563 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	1,260 SF
Total:	**23,460 SF**

The two areas could be combined in the future for a total building area of 67,330 SF

Property Photos

CONTACT INFORMATION

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