



FOR LEASE

106 - 2700 Barnet Highway, Coquitlam



For more information, please contact

Derek Tullis 604.931.5551

Personal Real Estate Corporation

E derek@tullisrealty.com

W tullisrealty.com



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Executive Summary

OPPORTUNITY

Opportunity to lease 3,599 sqft Warehouse in close proximity to Coquitlam Centre. This unit offers Dock Loading, Grade Loading, yard space, office, 2 bathrooms and heavy electrical service.

HIGHLIGHTS

- Dock and Grade loading
(Grade door 9'x12', Dock door 12'x12')
- Two washrooms
- Ceiling height 19 feet - 20 feet
- 2,000 + sqft of fenced yard space
- 229 sqft office
- 229 sqft Mezzanine
- Sprinklered
- Power Supply: 225 Amp, 120/208 Volt 3 Phase
- Zoning: CS-1 allows variety of uses
- New LED lighting

PROPERTY DETAILS

RENT:

Base Rent \$20.00 per sqft

5% Management Fee on Base Rent

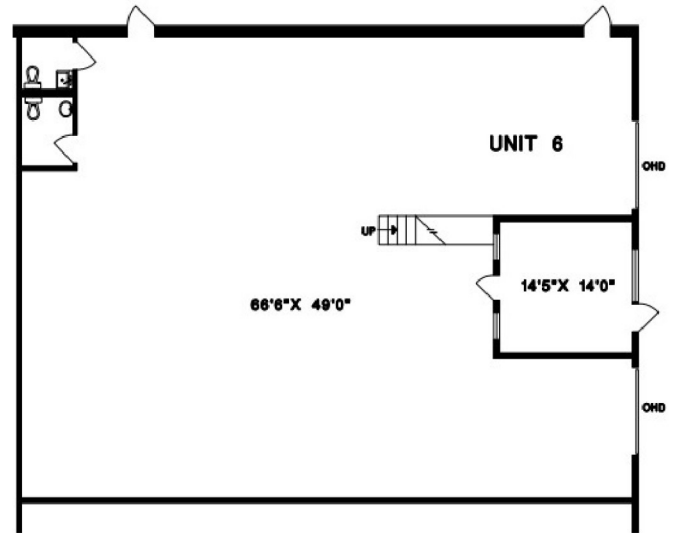
Fenced Yard Space - 2,000 + sq ft @ \$4.00 per sqft

Est. Additional Rent \$ 8.14 per sqft

Total Gross Monthly Rent \$9,105.47 (plus GST)

ZONING

CS-1 (contact Listing Agent for details)



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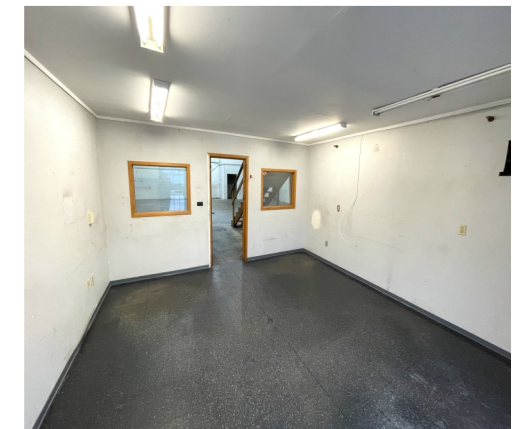
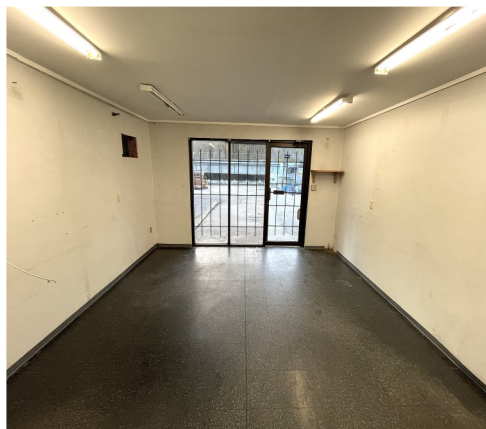
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