

FOR LEASE

68 BRIGANTINE DRIVE

COQUITLAM, BC

**54,143 SF FIRST CLASS FREESTANDING INDUSTRIAL
FREEZER & COOLER FACILITY LOCATED IN THE PACIFIC REACH MARKET**



CONTACT

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CBRE







68 BRIGANTINE DRIVE
COQUITLAM, BC

THE OPPORTUNITY

68 Brigantine Drive is a first class freestanding industrial freezer & cooler facility situated within the Pacific Reach submarket of the City of Coquitlam. The nearby area is home to big-box retail, manufacturing, and warehousing businesses such as: Canada Post, Inno Foods, ICBC, Natural Factors, Leon's Furniture, ScanDesigns Furniture, and IKEA to name a few.

This 54,143 SF facility spans across 3.39 acres of land area offering excellent truck circulation and parking capabilities. This rare configuration provides an opportunity to situate your business in one of the most central submarkets of Metro Vancouver

PROPERTY HIGHLIGHTS

-  In-place freezer and cooler infrastructure
-  Transit stop located directly across from the property
-  Potential future road extension on the south side of the property
-  Located within walking distance of the future Fraser Mills Master Plan Community
-  Amenity rich area with 1,686 businesses located within 3km of the property

PROPERTY FEATURES

- 
LOADING
 14 dock loading doors
- 
CEILING HEIGHT
 30' clear in warehouse, cooler, and freezer area
- 
CONSTRUCTION
 Insulated metal panel construction
- 
OFFICE SPACE
 Open and private office space
- 
LIGHTING
 Excellent natural light in office
- 
IMPROVEMENTS
 R22 refrigeration system, roof recently replaced
- 
YARD AREA
 Secured, fenced, and gated truck and parking area
- 
PARKING
 62 designated parking stalls and 13 trailer parking stalls



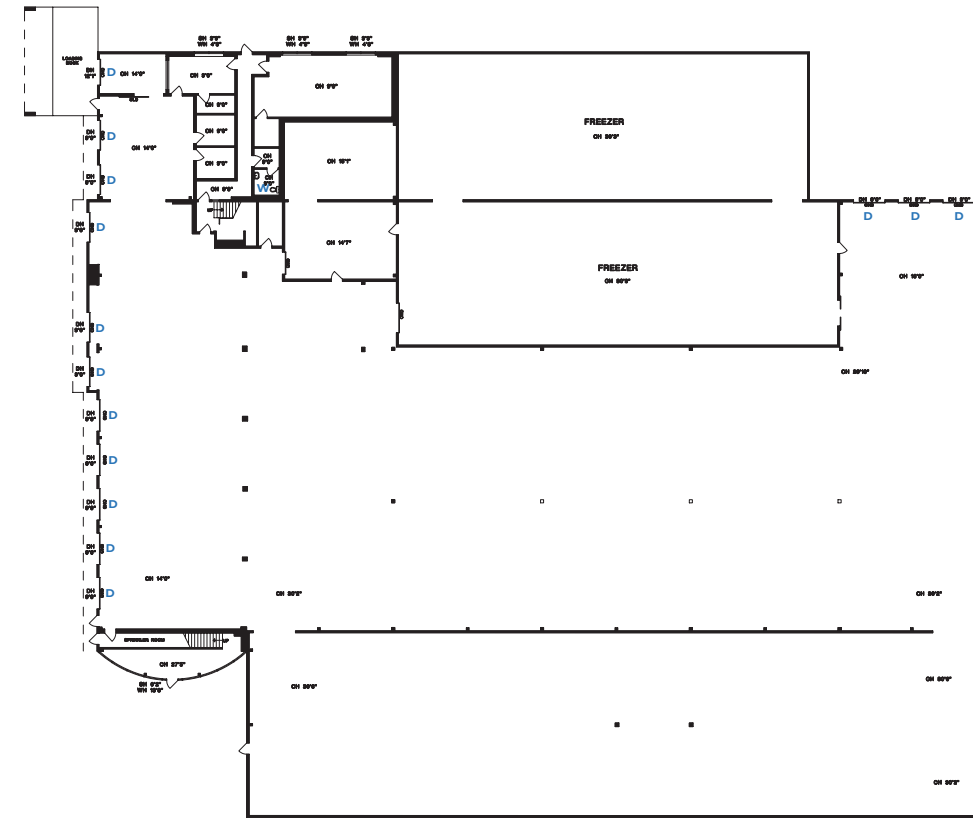
SITE PLAN

BUILDING AREA	
Ground Floor Office	1,952 SF
Second Floor Office	7,290 SF
Freezer	10,511 SF
Cooler/Warehouse	34,390 SF
Total	54,143 SF

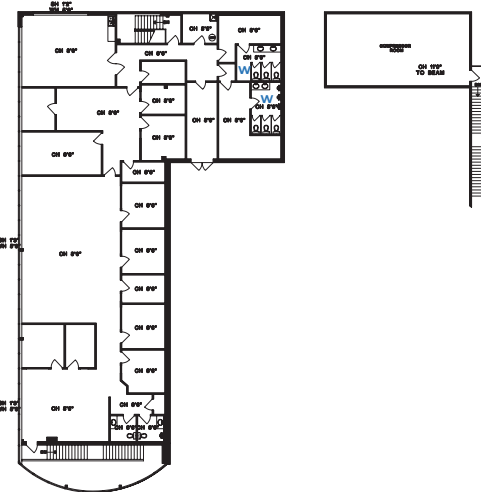
LEGEND
D=Dock Door
W=Washroom

SITE COVERAGE
 32%

Ground Floor



Second Floor



*Not drawn to scale.

PROPERTY DETAILS

AVAILABLE AREA
 54,143 SF

SITE SIZE
 3.39 acres

ASKING LEASE RATE
 Contact listing agent

ADDITIONAL RENT
 TBC

AVAILABLE
 April 1, 2022

ZONING
 M-9 (Light Industrial)

YEAR BUILT
 Constructed in 1996 and expanded in 2007



68 BRIGANTINE DRIVE
COQUITLAM, BC



2 MIN
to Highway 1

3 MIN
to Highway 7

14 MIN
to Coquitlam
Town Centre

20 MIN
to Surrey
City Centre

30 MIN
to Downtown
Vancouver



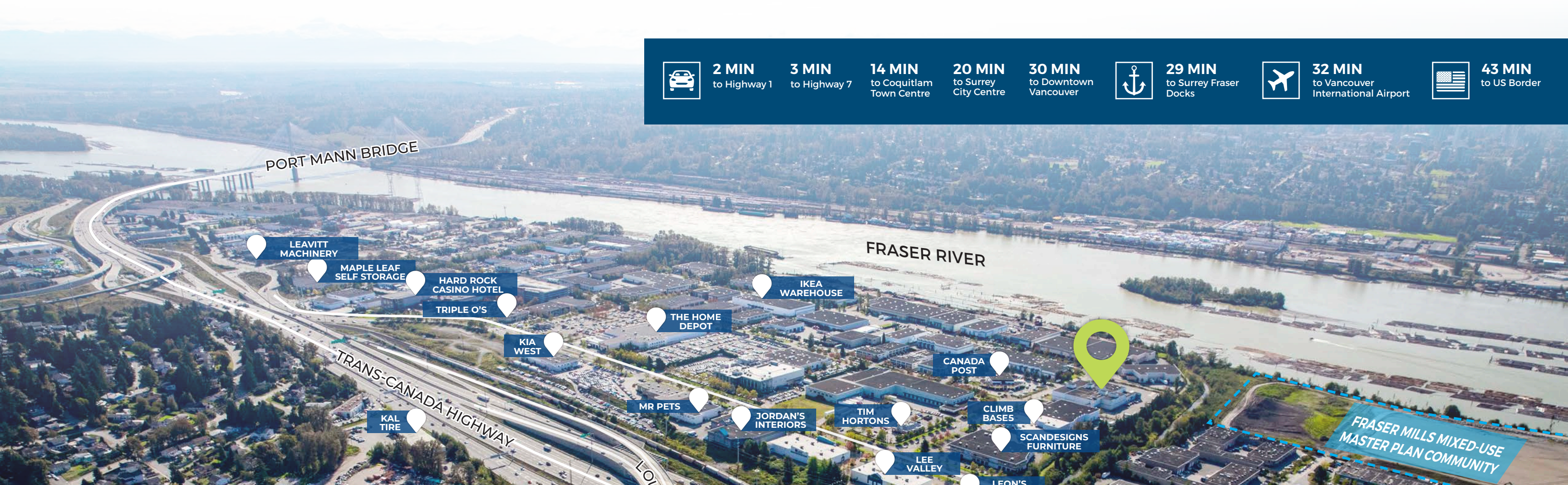
29 MIN
to Surrey Fraser
Docks



32 MIN
to Vancouver
International Airport



43 MIN
to US Border



THE NEIGHBOURHOOD

Situated on the north banks of the Fraser River, 68 Brigantine Drive is at the center of it all located in exceptional proximity to retail amenities and major transportation corridors including Highway 1 (Trans-Canada Highway) and BC Highway 7 (Lougheed Highway) which offers access to Downtown Vancouver in just 30 minutes. Improvements to the nearby Port Mann Bridge and Highway 1, addition of the King Edward overpass, and expansion of the SkyTrain to Coquitlam City with the Evergreen Line all provide easier access to businesses and retail amenities in the area along United Boulevard and Lougheed Highway.



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**FRASER MILLS MIXED-USE
MASTER PLAN COMMUNITY**

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