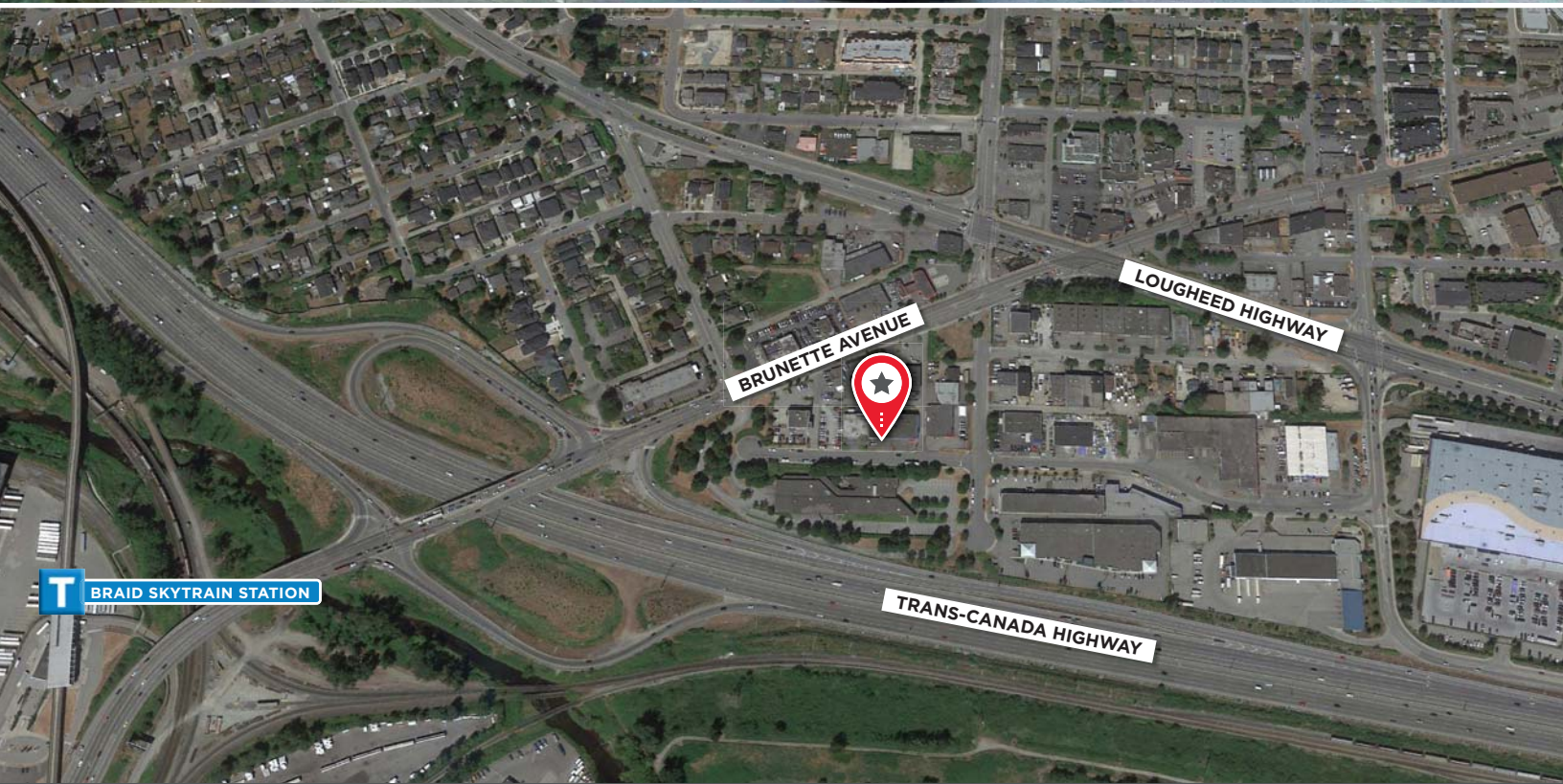




**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**819 TUPPER AVENUE**  
COQUITLAM, BC

**NEWLY RENOVATED INDUSTRIAL SPACE**



**Jeffrey Schatz**

Senior Associate

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WAKEFIELD**

# FOR LEASE 819 TUPPER AVENUE COQUITLAM, BC

## OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to lease newly renovated industrial space in a freestanding building.

Recent renovations include a new roof, updated plumbing and heating systems, new LED lighting, painted warehouse walls, newly renovated office space and new washrooms.

## LOCATION

The subject property boasts a central and strategic location on Tupper Avenue, just north of Highway 1, south of Brunette Avenue and west of Blue Mountain Street. Highway 1 provides convenient access to Burnaby, Downtown Vancouver, and the Fraser Valley. Public transit is available with the Braid St Skytrain Station a twelve minute walk away. Numerous amenities are available along the Lougheed corridor.

## AVAILABLE AREA

Warehouse	4,292 sf
Office	646 sf
<b>Total Area</b>	<b>4,938 sf</b>

## FEATURES

- 3 grade loading doors 14' tall x 12' wide
- 200 amp three phase power
- 20.5' ceiling height to bottom of truss
- Clear span space, no columns
- Floor drains
- Mezzanine has rough-in plumbing for kitchenette area

## ZONING

M1 General Industrial

## LEASE RATE

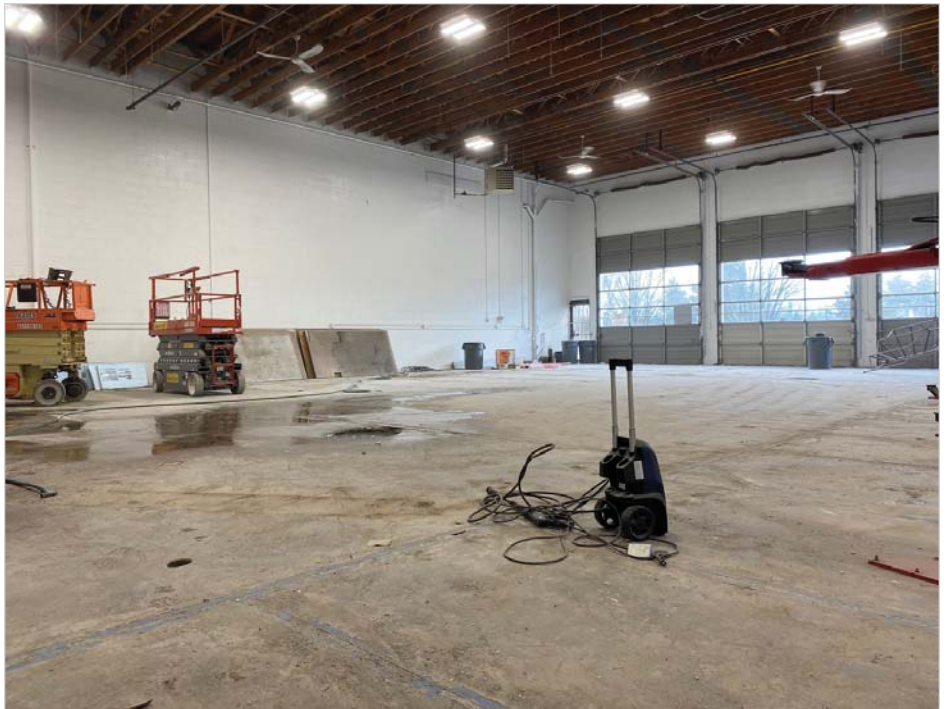
\$15.50 psf

## TAXES & OPERATING COSTS

TBD

## AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 02/21 bg