

FOR LEASE | INDUSTRIAL  
**1560 BOOTH AVENUE**  
COQUITLAM, BC



- **3,750 SF Quality Warehouse**
- **Central Location**

#### Location

The subject property is located on the east side of Schoolhouse Street on Booth Avenue. This site is between Lougheed Highway and Brunette. Which is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and the location provides easy access to Highway #1.

#### Highlights

- Grade loading
- Ample parking

#### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

#### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com

**FOR LEASE | INDUSTRIAL**  
**1560 BOOTH AVENUE**  
**COQUITLAM, BC**

**Zoning**

B-1: Business Enterprise Zone

**Features**

- ▶ 40' x 85' warehouse (no columns)
- ▶ 20' ceiling height
- ▶ EFSR sprinklers
- ▶ T8 lighting
- ▶ 3 phase power
- ▶ Overhead gas heating
- ▶ Professional landlord

**Available Space**

Warehouse	3,050 SF
Mezzanine	350 SF
Office	350 SF
Total	3,750 SF

**Lease Rate**

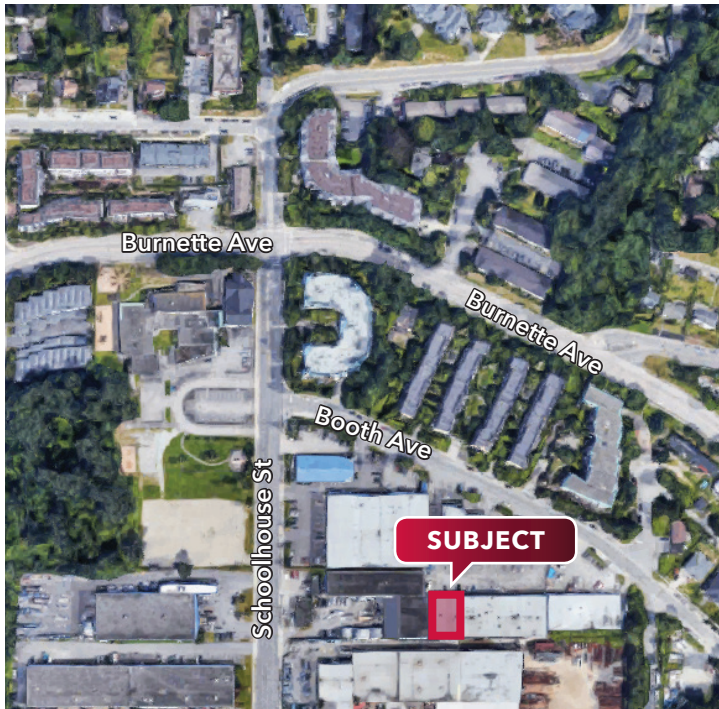
\$13.50 PSF

**Taxes & Operating Costs**

\$3.85 PSF + 5% managment fee (2020 actual)

**Availability**

February 1, 2021



**Steve Caldwell**

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

**Mackenzie Fraser**

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 1118 © 2020 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.