

FOR SALE

# 1450 Hartley Avenue, Coquitlam



FOR FURTHER INFORMATION, PLEASE CONTACT:

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## 1450 Hartley Avenue, Coquitlam

### Pacific Reach Business Park

#### LOCATION

The subject property is located on the southeast corner of Hartley Avenue and Brigantine Drive in Coquitlam. Situated in the Pacific Reach Business Park, the property is minutes from Lougheed and the Trans-Canada Highways, two major thoroughfares that connect Vancouver to the Lower Mainland. The property is surrounded by a large amount of light industrial and commercial retail users. United Boulevard, the main connecting street throughout the property's location has become a central point for big-box retail buildings with major tenants such as Ikea, Home Depot, Scan Design and Jordans. Overall this is one of the most central and strategic industrial locations in Greater Vancouver.

#### SITE

The subject property is square in shape, level and fully serviced with approximately 232.9 feet of frontage on both Hartley and Brigantine Drive, for a total combined frontage of 465.8 feet. The site is approximately 1.774 acres or 77,275.44 square feet and enjoys good exposure and high visibility. Access and egress is provided from both Hartley Avenue and Brigantine Drive.

#### ZONING

M-9, Light industrial. This zoning permits a wide variety of commercial office space uses as well as general industrial and warehousing uses. A full zoning schedule is available upon request.

#### GROSS TAXES (2009)

\$59,337.29

#### BUILDING SIZE

Warehouse: 7,200 square feet

Office: 5,243 square feet

**Total: 12,443 square feet**

#### BUILDING FEATURES

##### Warehouse:

- Concrete tilt-up construction
- Built in 1998
- 24' clear ceilings
- Two (2) dock level loading (with levelers)
- Three (3) grade level loading doors
- Fully sprinklered
- 600 amp 347/600 volt 3-phase power

##### Office:

- Large reception/showroom area
- Four (4) private offices
- Four (4) washrooms
- Fully equipped pub with kitchen and refrigeration

##### Outside:

- 30 parking stalls
- Additional land for yard storage or building expansion

#### ASKING PRICE

\$3,925,000

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