

Extremely Rare, Freeway-Exposure Industrial Property

FOR SALE

2441 | United Boulevard
COQUITLAM, BC

**A rare opportunity to own and occupy
one of the highest exposure industrial
properties in Metro Vancouver.**

EWEN JOHNSTON
Personal Real Estate Corporation

GREG LANE
Personal Real Estate Corporation



Opportunity

Colliers International is pleased to offer a very rare and unique opportunity to acquire one of the highest exposure and centrally located industrial properties in the Lower Mainland. Situated in the popular Mayfair Industrial Park, the property is bordered by United Boulevard and Hwy #1, with over 70,000 cars driving past every day. With recent replacement of the Port Mann Bridge, and the expansion of Hwy #1, access to the area is greatly improved.

Also, 1 km to the west is the Fraser Mills development, which will eventually house over 4,700 homes, restaurants, shops and parks, that will transform the surrounding area, and shape the future for the region.

This is one of those unique properties that does not come for sale often, and will not last long.

Key Highlights

- > Concrete Tilt-up built in 1981/82
- > Freeway-Exposure
- > Three access points off United Blvd with drive around ability
- > An abundance of parking
- > Nine grade level loading doors
- > HVAC serving office space and showroom space
- > Irreplaceable site
- > Yard storage area

Building Area

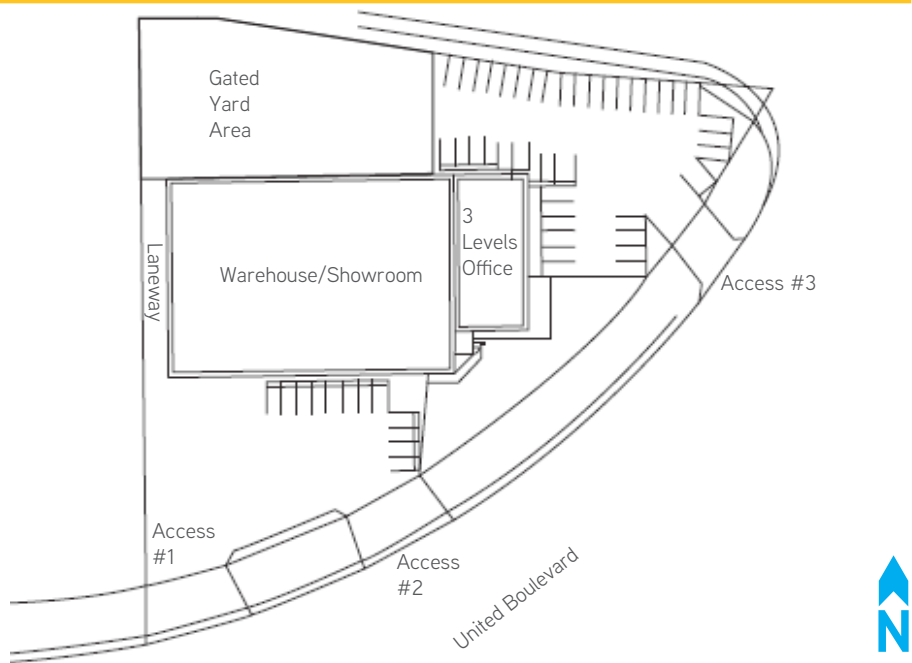
Warehouse	19,713 SF
Office/Showroom	14,985 SF
Total	34,698 SF

Property Overview

Civic Address	2441 United Boulevard, Coquitlam, BC
Site Size	Approximately 1.88 Acres
Ste Coverage	29.6%
Ceiling Height	22' clear
Electrical	800 Amps, 347/600 Volt - 3 phase
Loading	Nine (9) grade level loading doors (10'X14')
Yard Area	Over .65 acres fully paved, secured yard area, with security lighting
Property Taxes (2018)	\$98,112.74
Zoning	M-1 (General Industrial)

Price

Please contact the exclusive listing agents.



EWEN JOHNSTON

Personal Real Estate Corporation

Vice President

604 661 0804

ewen.johnston@colliers.com

GREG LANE

Personal Real Estate Corporation

Associate Vice President

604 692 1442

greg.lane@colliers.com



COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

EWEN JOHNSTON
Personal Real Estate Corporation
Vice President
604 661 0804
ewen.johnston@colliers.com

GREG LANE
Personal Real Estate Corporation
Associate Vice President
604 692 1442
greg.lane@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.