



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE  
**1488 COAST MERIDIAN ROAD**  
PORT COQUITLAM, BC



**Crossdock Warehouse Facility  
With Abundant Yard Area**



**Bart Vanstaalduinen**  
Personal Real Estate Corporation  
Vice President  
604 640 5871  
bart.vanstaalduinen@cushwake.com

**Eric Rice**  
Senior Associate  
Industrial Sales & leasing  
604 640 5877  
eric.rice@cushwake.com

#### OPPORTUNITY

Opportunity for sublease space within a Class 'A' crossdock facility located at 1488 Coast Meridian Road (the "Property"), on the corner of Coast Meridian Road and the Mary Hill Bypass. The Property previously served as the crossdock facility for Sears Canada.

#### LOCATION

1488 Coast Meridian is situated in the Meridian Industrial Park of Port Coquitlam, on the corner of Coast Meridian Road and the Mary Hill Bypass, providing excellent exposure. This location is accessible to the new 7-lane Pitt River Bridge and Golden Ears Bridge to the east, Coast Meridian Overpass to the north along Broadway Street, and only minutes from the new Cape Horn Interchange, Port Mann Bridge, as well as the Lougheed and Trans-Canada Highways.

#### AVAILABLE AREA\*

Office	Build to Suit
Warehouse	±40,000 sf*
<b>Total Area</b>	<b>±40,000 sf*</b>
Yard Area	±5.5 acres*

\* Subject to finalized sublease area

#### ZONING

M-1 General Industrial Zone  
Providing a broad range of light industrial and service commercial uses. Outside storage is permitted.

#### SUBLEASE RATE

On proposal basis

#### ADDITIONAL RENT

\$5.84 psf, per annum

#### OCCUPANCY DATE

Q1 - Q2 2019

#### PROPERTY HIGHLIGHTS

- C-TPAT secured facility
- 36' wide x 41' long column spacing
- 16' 8" ceiling height
- ±40 dock level loading doors with automatic levellers
- Loading doors located on both sides of the facility with dock loading lights and traffic system
- Truck restrainers, wheel chocks, dock seals and bumpers at each loading door
- Abundant yard area



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