

102 - 1550 Hartley Avenue, Coquitlam BC

Industrial Strata For Lease | Showroom / Warehouse

Total Size: 2,588 SF

Main Floor Office/Showroom: 1,367 SF

Main Floor Warehouse: 482 SF

Second Floor Office: 739 SF

Ceiling Height: 10' Clear Height

1 Rear Grade Level Loading Door (9' x 10')

Zoning: M-2 (Industrial Business)

For Sublease



102 - 1550 Hartley Avenue, Coquitlam

Coquitlam's Cape Horn industrial node puts this unit minutes from the Trans-Canada and Lougheed Highway interchanges, Pacific Reach Business Park, widely considered one of Metro Vancouver's most central business addresses. The 2,588 SF strata unit pairs 1,367 SF of fully air-conditioned main floor showroom, office, designer finishings, high vaulted ceilings with three finished murals, limestone tile and a full bar kitchen with a 482 SF warehouse offering 10' clear ceilings, 3 phase 100 amp service and a 9' x 10' rear grade level loading door. A 739 SF second floor adds mezzanine offices. Three parking stalls sit out front plus one bay door, giving occupiers fast regional reach across Greater Vancouver.

Zoning Uses:

M-2 (Industrial Business) permits most industrial uses, including manufacturing, processing, fabrication, assembly, storage, transportation, distribution, wholesaling, testing, servicing, & repair.



Property Features:

- Built 1998
- Total Area: 2,588 SF
- Showroom/Office: 2,106 SF (Main: 1,367 SF / Upper: 739 SF)
- Main Floor Warehouse: 482 SF
- Ceiling Height: 10' Clear Warehouse; 19' Clear Showroom
- 1 Rear Grade Level Door (9' x 10')
- 3 Phase 100 Amp Service
- Air-Conditioned Showroom, Vaulted Ceilings
- Full Bar Kitchen; Washroom with Shower
- Parking: 3 Stalls + 1 Bay Door (Electric Vehicle Charger)
- Zoning: M-2 (Industrial Business)

Asking Lease Rate: Contact Listing Agents

Est. Additional Rent: \$9.40 PSF

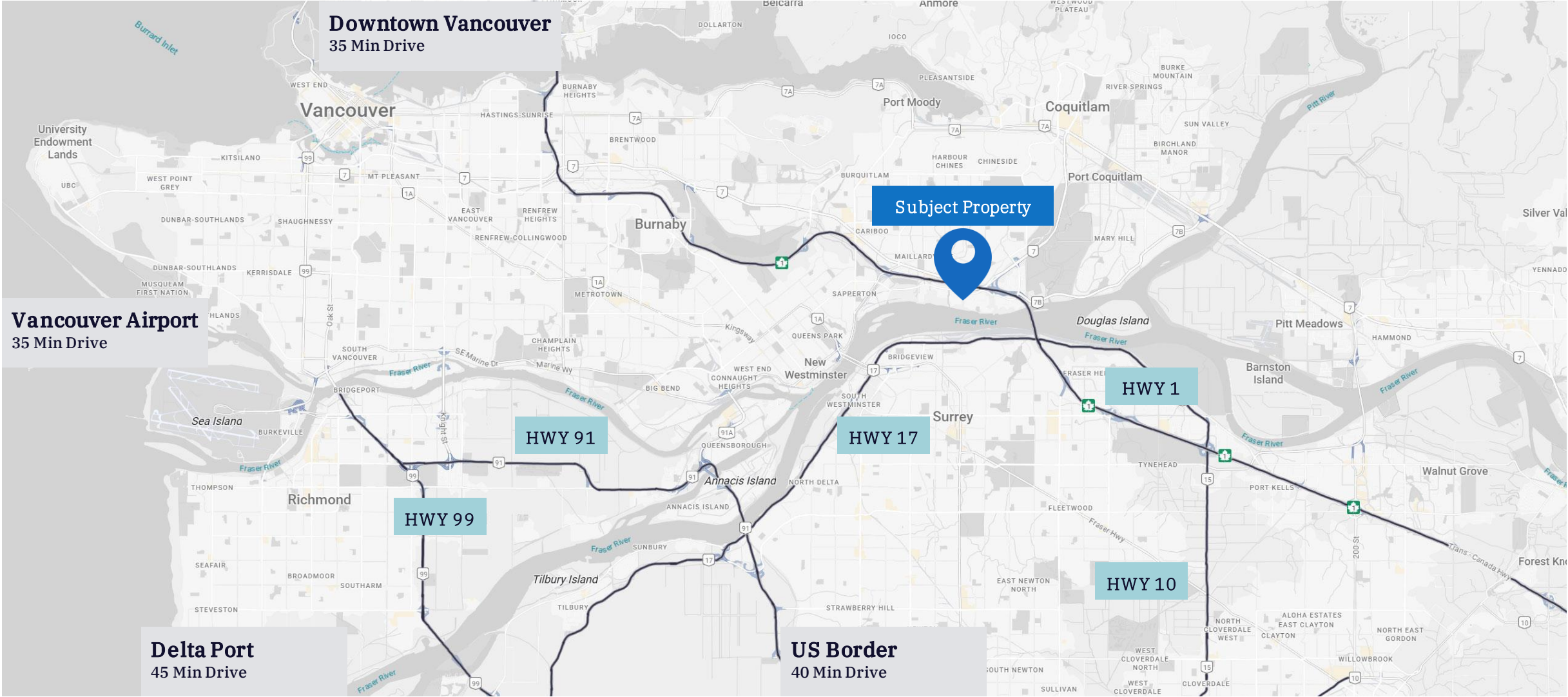
Availability: Immediate

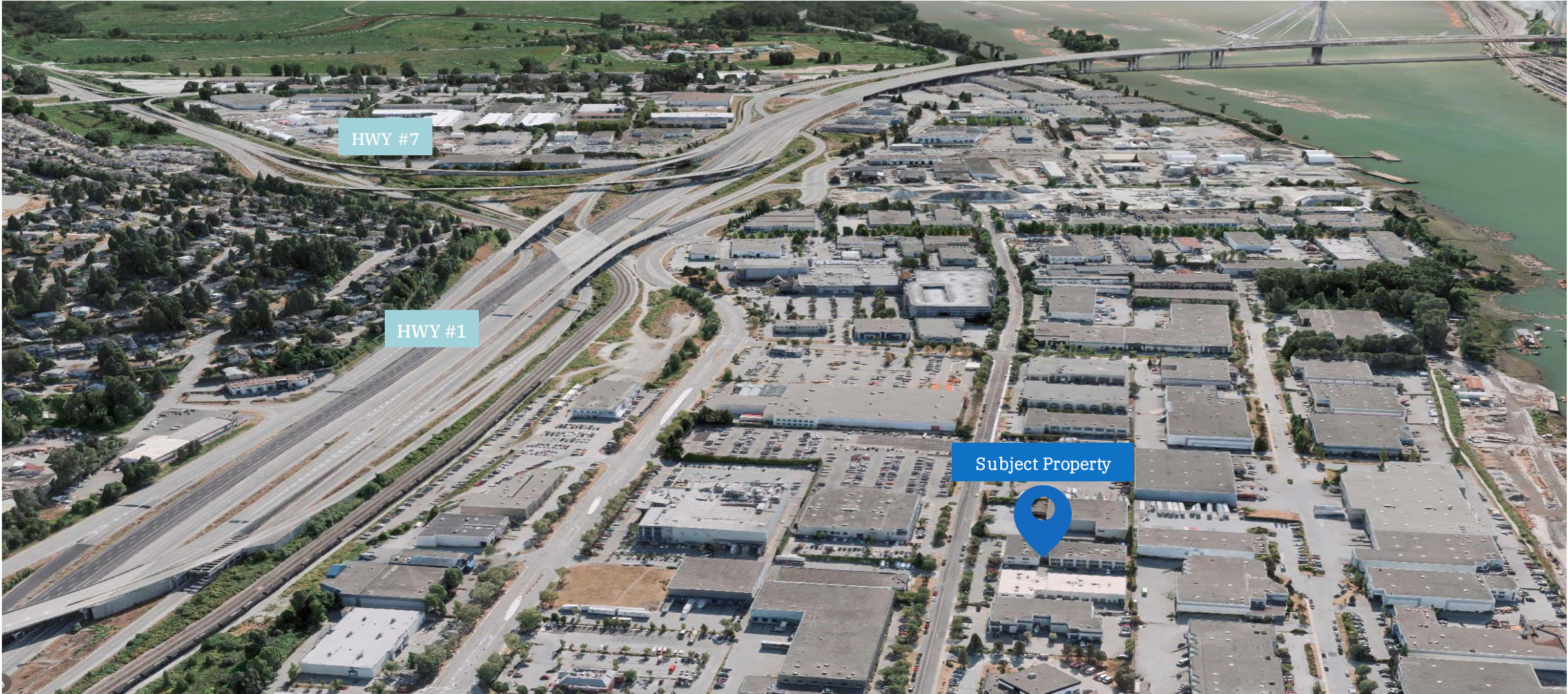
Sublease Term: October 31, 2028













Focused Industrial

2468 SCOTIA STREET #201, VANCOUVER, BC V5T 1G8 | WWW.FOCUSEDINDUSTRIAL.COM | ROYAL LEPAGE WESTSIDE KLEIN GROUP

Dmytro Chernysh PREC*

☎ +1 (778) 988-2009

✉ dmytro@focusedindustrial.com

Alex Kwong

☎ +1 (604) 603-0169

✉ alex@focusedindustrial.com