

FOR LEASE | INDUSTRIAL
48 BRAID STREET
NEW WESTMINSTER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **8,174 SF**
- ▶ **Legal Residential Suite Included**
- ▶ **Central Location Near Highway 1 and Rapid Transit (Braid Station)**
- ▶ **Renovated with Ample Natural Light**

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Location

The property is centrally located on the west side of Braid Street, approximately a half-block south of Brunette Avenue. The property is near the geographic centre of the Lower Mainland and offers easy access to Highway 1, rapid transit (Braid Station), the Patullo Bridge (Surrey), and Lougheed Highway/Coquitlam.

Features

- ▶ Renovated shop/offices
- ▶ Ample natural light in shop area
- ▶ Heavy 3-phase power
- ▶ 5-ton crane
- ▶ 3 grade loading doors including a front oversized grade door
- ▶ Sprinklered
- ▶ Ample on-site parking
- ▶ Boardroom/kitchenette on main floor
- ▶ 2-bedroom residential suite (laundry, shower & kitchen)



Available Space

Main floor office	357 SF
High bay shop	4,965 SF
Storage area	1,722 SF
Residential suite	1,130 SF
Total	8,174 SF

Zoning

M2 (Heavy Industrial)

Basic Rent

\$20.00 PSF NNN

Taxes & Operating Costs

\$5.85 PSF (2025 estimate)

Availability

July 1, 2025



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