

FOR LEASE | INDUSTRIAL YARD
1515 BROADWAY STREET
PORT COQUITLAM, BC



- ▶ **9,360 to 18,937 SF Yard Area**
- ▶ **Mary Hill Business Park**

Location & Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east. Mary Hill Business Park is situated on over 14 acres comprised of eight buildings totaling in excess of 200,000 SF.

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Available Areas

Area	Size (SF)	Gross Rent (PSF)	Total Monthly + GST*	Availability
A	9,577	\$5.00	\$3,990.42	Immediate
B	9,360	\$5.00	\$3,900.00	Immediate
C	6,400	\$5.00	\$2,666.67	LEASED

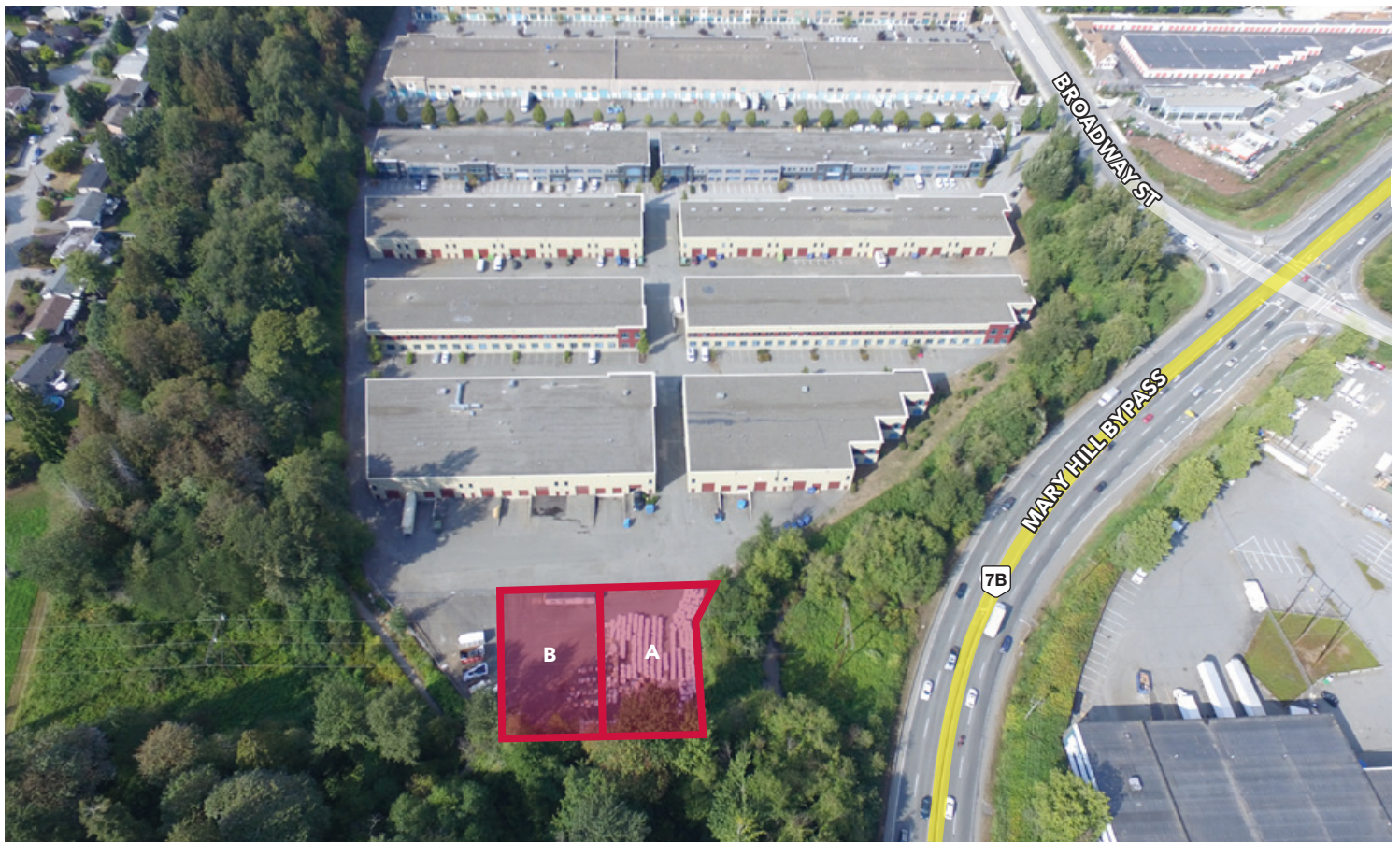
*All rental amounts are approximate and subject to change without notice.

Highlights

- ▶ Attractive and clean industrial park
- ▶ Excellent truck maneuvering
- ▶ Adjacent to major transportation arteries

Zoning

CD-9 allowing for a wide variety of light industrial uses. Full copy of bylaw will be provided upon request.



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