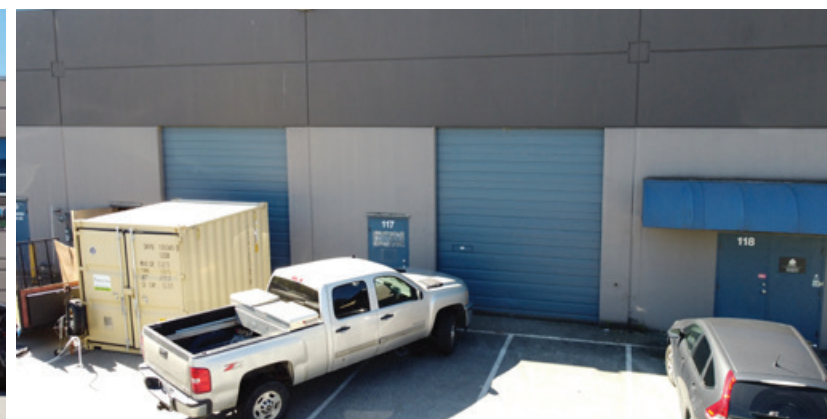


FOR LEASE | INDUSTRIAL  
UNIT 117 - 1515 BROADWAY STREET  
PORT COQUITLAM, BC



- ▶ **Front Entrance/Rear Loading Configuration**
- ▶ **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.

### Highlights

- ▶ Attractive and clean industrial park
- ▶ Grade loading
- ▶ 24' warehouse ceiling height

**Mackenzie Fraser**

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# FOR LEASE | INDUSTRIAL UNIT 117 - 1515 BROADWAY STREET PORT COQUITLAM, BC

## Features

- ▶ 24' warehouse ceiling height
- ▶ Ample natural light
- ▶ Attractive and clean industrial park
- ▶ Tilt-up concrete construction
- ▶ 3-phase power
- ▶ 1 grade loading door

## Available Area

Warehouse	1,000 SF
Office/showroom	918 SF
Second floor	960 SF
<b>Total</b>	<b>2,878 SF</b>

## Zoning

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

## Asking Basic Rent\*

\$19.95 PSF

## Additional Rent

\$8.54 PSF per annum (2024 estimate)

## Availability

Immediate

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



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