

1592 BROADWAY STREET
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL **FOR SALE**

Rarely Available 2.94-Acre M2-Zoned Site on
Port Coquitlam's Established Broadway Street

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CELEBRATING OVER
50
YEARS IN VANCOUVER

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Opportunity

Lee & Associates is pleased to present the opportunity to acquire one of the last undeveloped industrial sites on Broadway Street in Port Coquitlam. This rarely available 2.94-acre property features heavy industrial zoning, permitting a broad range of industrial uses. An ideal opportunity for developers or owner-users seeking flexible, high-capacity industrial land in a strategically located industrial corridor.

Location

Located on the east side of Broadway Street just north of the Mary Hill Bypass, this property sits in the heart of the highly sought-after Mary Hill Industrial Area. This prime location offers excellent access to key transportation routes—just five minutes west to the Trans-Canada Highway via the Mary Hill Bypass and only two minutes east to Lougheed Highway.

Zoning

M2 (Heavy Industrial) zoning in Port Coquitlam permits a broad range of industrial uses including but not limited to manufacturing, processing, assembly, distribution, warehousing, bus and truck terminals, outdoor storage, machinery and equipment repair/servicing, wholesale sales, and other industrial activities that may require outdoor operations.

Key Features

- » Efficient 2.94-acre rectangular parcel
- » Approximately 159' of frontage along Broadway Street
- » Services to lot line, electrical along fence line
- » Fenced and graveled site with road mulch on top of river sand
- » 3" drain rock around perimeter of property
- » Catch basins
- » Opportunity for outside storage
- » Built-to-suit potential
- » Clean Phase 2 Environmental Report available

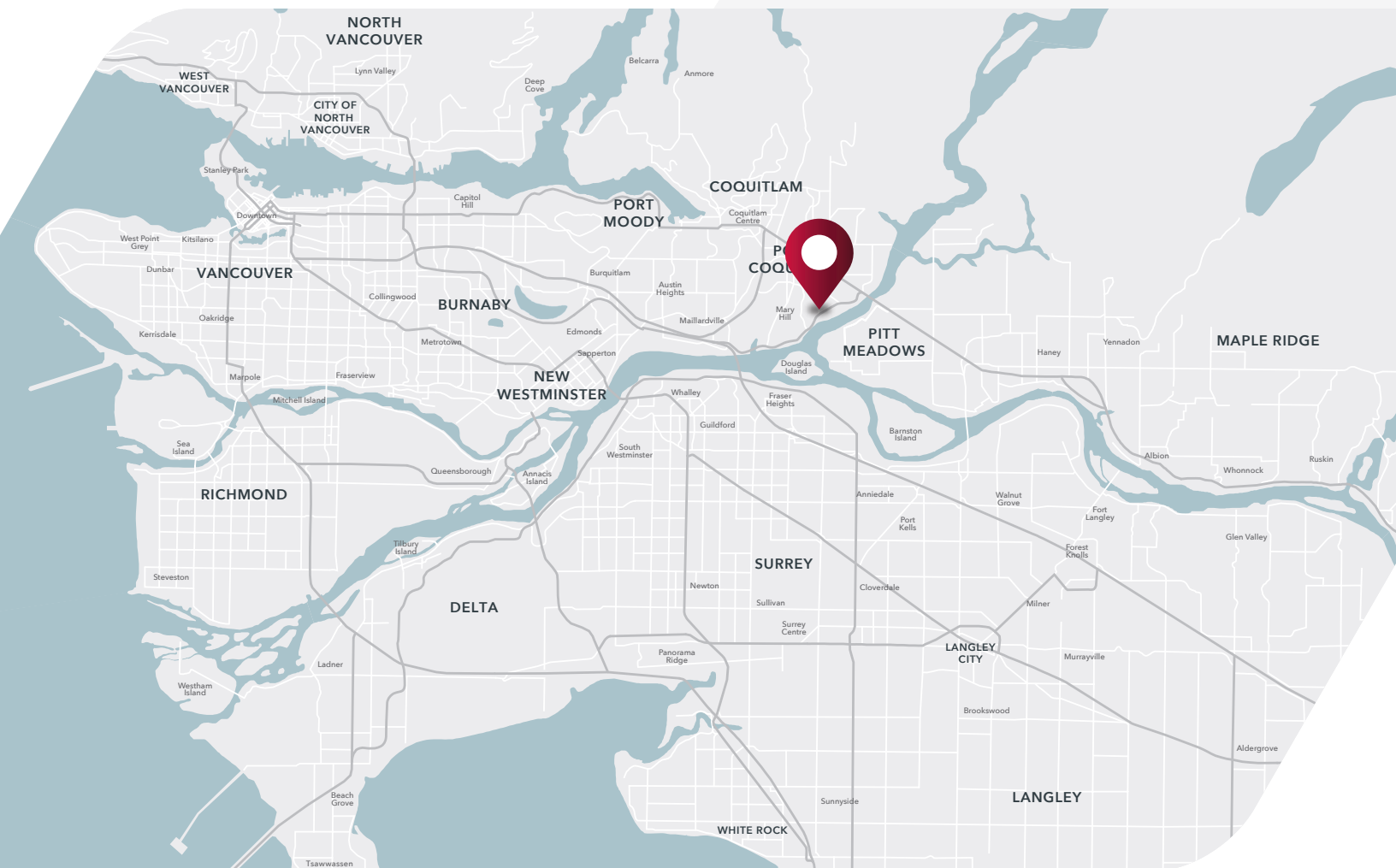


Property Details

Legal Description	LOT 2 DISTRICT LOT 231 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP6323
PID	017-916-518
Site Area	2.94 acres measuring approximately 159' wide by 801' deep
Property Taxes	\$150,793.84 (2025)
Availability	Immediate
Asking Price	Contact listing agents

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Drive Times



Lougheed Highway
1 min | 0.4 km



Trans-Canada Highway
8 min | 6 km



Port Mann Bridge
10 min | 10 km



Port Kells
15 min | 16 km



Downtown Vancouver
35 min | 31 km



Canada/U.S. Border
40 min | 39.4 km

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