

FOR LEASE | INDUSTRIAL
1611 BROADWAY STREET
PORT COQUITLAM, BC



- **15,100 SF Available**
- **Broadway Business Park**

Location and 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.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first class industrial and office/showroom space.

Complex Highlights

- Attractive and clean Industrial Park
- Dock and grade loading bays
- 24' clear ceiling height
- Professional Landlord

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Available Space

Unit	Warehouse	Office/Showroom	Second Floor	Total	Basic Rate*	Availability
101-103	13,089 SF	2,011 SF	1,130 SF	15,100 SF	Contact Broker	December 1 st , 2025

*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer.

Features

- ▶ Excellent truck maneuvering
- ▶ 24' clear ceilings
- ▶ 3 phase electrical service
- ▶ Concrete tilt-up construction
- ▶ Forced air warehouse heating units
- ▶ Excellent parking
- ▶ Fully sprinklered
- ▶ Highway access
- ▶ 1 grade and 1 dock loading per unit

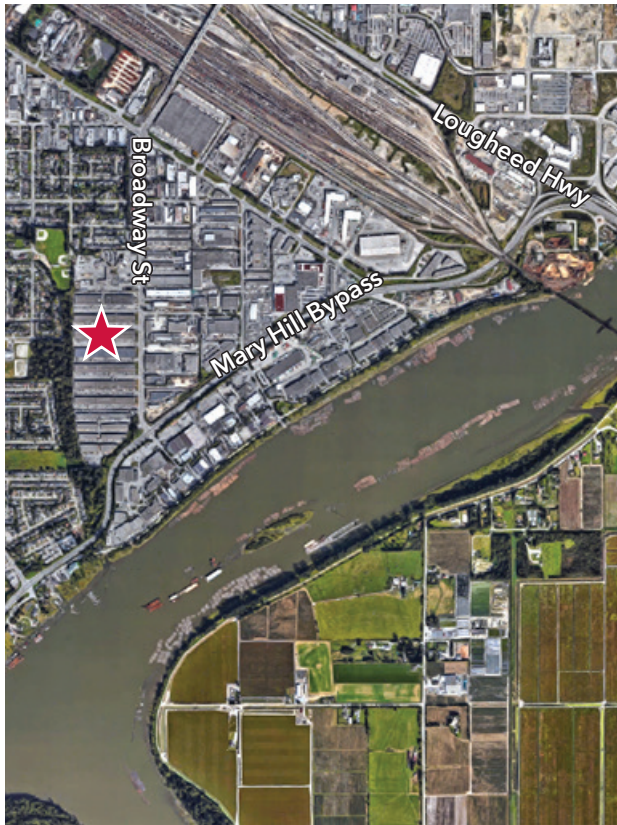
Zoning

M-1 (General Industrial) - allowing for a wide range of light industrial uses.
A full copy of bylaw will be provided upon request.

Additional Rent**

\$6.39 PSF per annum + 5% Management Fee of Basic Rent

**Based on budget from August 2025 to July 2026.



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