



- ▶ **Modern Warehouse Units with Dock and Grade Loading**
- ▶ **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' warehouse ceiling height
- ▶ Professional landlord
- ▶ Front entrance, rear loading design configuration
- ▶ Tilt-up concrete construction

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**FOR LEASE | INDUSTRIAL
UNIT 104 - 1647 BROADWAY STREET
PORT COQUITLAM, BC**

Available Areas

Unit	Warehouse	Office/Showroom	Second Floor	Total	Loading	Basic Rent	Total Monthly + GST*	Availability
104	4,220 SF	–	–	4,220 SF	1 dock, 1 grade	Contact Broker	Contact Broker	Immediate

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

Zoning

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

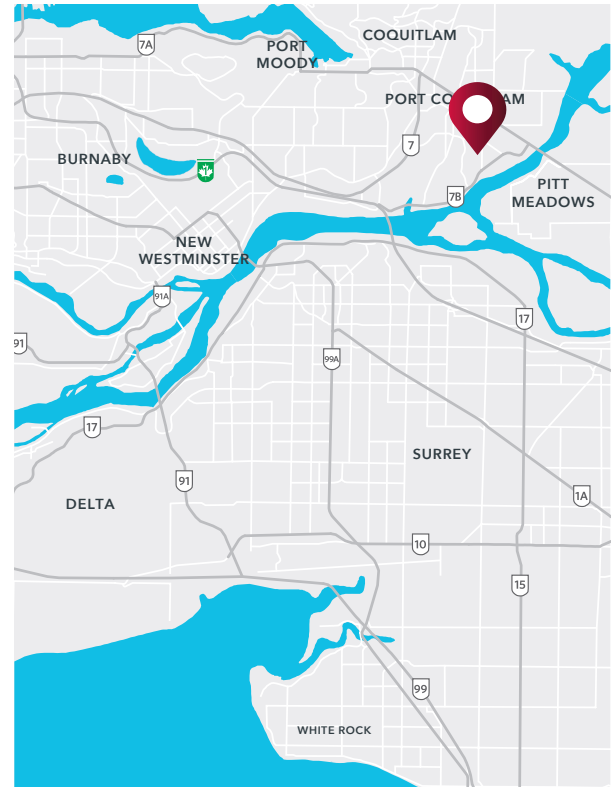
Additional Rent**

\$6.26 PSF per annum +5% management fee of Basic Rent

**Based on budget from August 2023 to July 2024

Features

- ▶ Tilt-up concrete construction
- ▶ 3-phase electrical power
- ▶ Forced air warehouse heating units
- ▶ Ample parking
- ▶ Fully sprinklered
- ▶ Washrooms (select units)
- ▶ Air conditioning (select units)



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