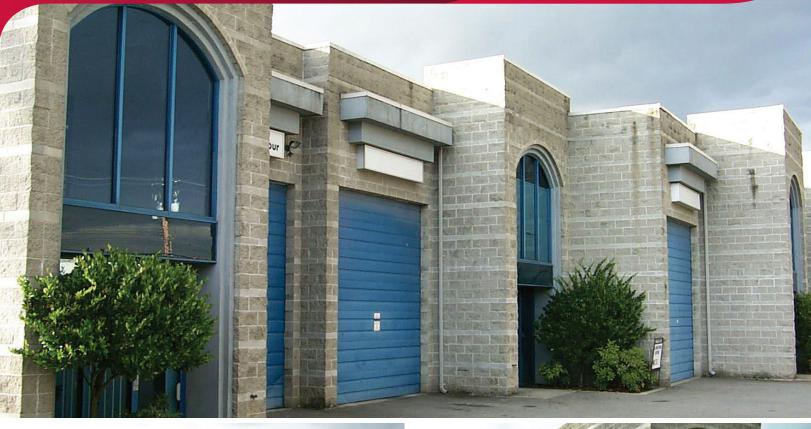
FOR LEASE | OFFICE/WAREHOUSE UNIT 3 - 1921 BROADWAY STREET PORT COQUITLAM, BC









- ▶ 2,150 SF Streetfront Exposure Office/Warehouse
- ► Mary Hill Bypass Industrial District

Steve Caldwell

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Location

The subject property is located north of the Mary Hill Bypass, on the west side of Broadway Street situated just south of Coast Meridian Overpass. 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.

Zoning

M-3 (Light Industrial) allows for a wide range of industrial uses & limited retail sales.

Features

- ► Exposure to Broadway Street
- Security bars on windows and alarm system
- ► Private office
- ► 1 grade level loading door
- ▶ 3-phase power

Available Area

Total	2,150 SF
Office	156 SF
Warehouse	1,944 SF

Basic Rental Rate

\$21.00 PSF

Taxes & Operating Costs

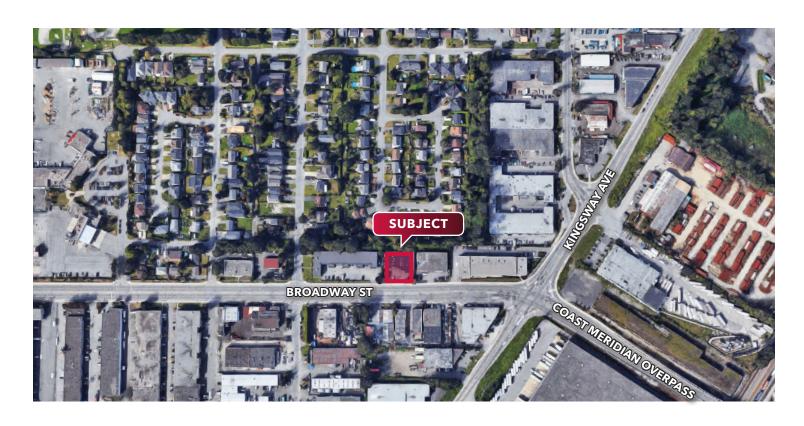
\$7.00 PSF (2025 estimate)

Leasing Term

3 to 5 years

Availability

30 days



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