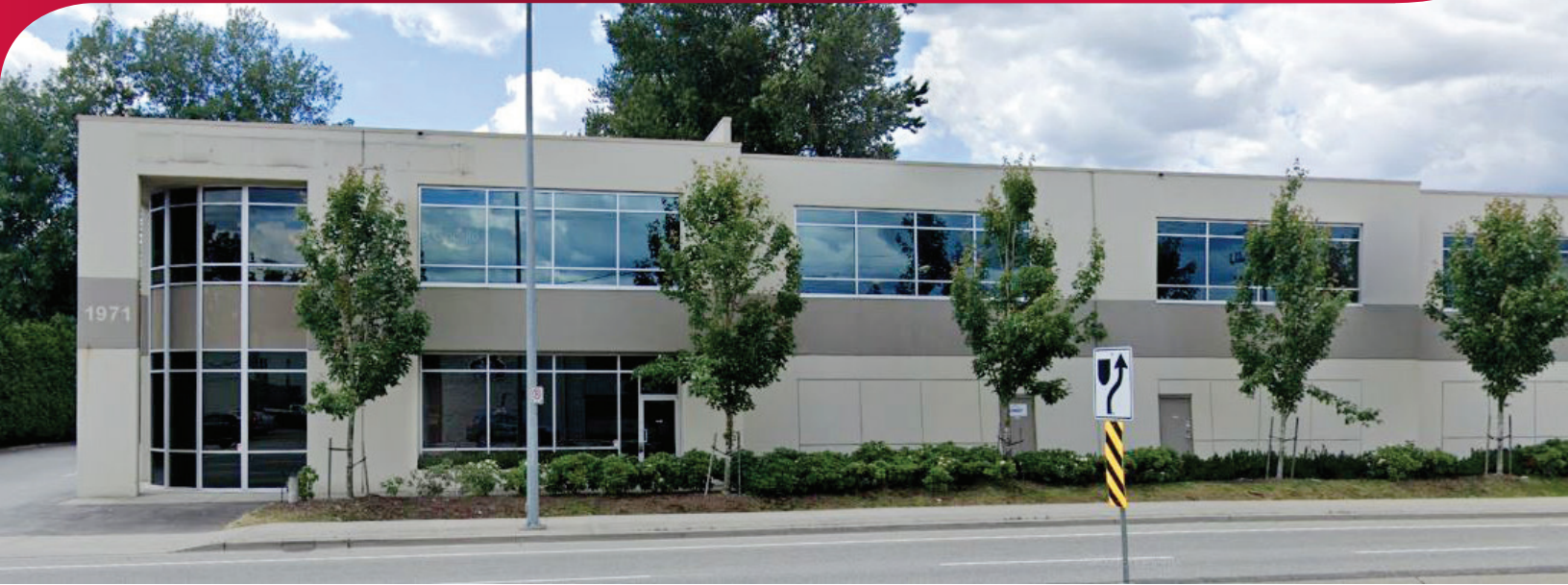


FOR LEASE | INDUSTRIAL
#1130 - 1971 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- Warehouse/Office/Showroom
- Meridian Industrial District

Location

This facility is located in the heart of Port Coquitlam's Meridian Industrial area, on the corner of Broadway Street and Kingsway Avenue. This site offers quick and easy access to the north side via the Coast Meridian Overpass and all areas of the Lower Mainland via either the Lougheed or Trans Canada Highways.

Mitch Ellis

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FOR LEASE | INDUSTRIAL

#1130 - 1971 BROADWAY STREET

PORT COQUITLAM, BC

Site Description

The site, which totals 52,853 square feet provides 320 feet of frontage on Broadway Street and 140 feet on Kingsway Avenue. The complex totals over 20,000 square feet and is constructed of tilt-up concrete. The warehouse/office/showroom facility designed comprises of eight separate units.

Features

- ▶ Exposure to Broadway Street & Kingsway Avenue
- ▶ Adjacent to newly built bridge on-ramp
- ▶ Grade loading
- ▶ Fully sprinklered
- ▶ Ample parking
- ▶ Heavy 3 phase power
- ▶ 24' clear warehouse ceiling
- ▶ New gas-fired forced air heaters
- ▶ Modern lighting
- ▶ Generous window glazing
- ▶ Tilt-up concrete construction

Available Area

2nd floor office	930 SF
Main floor office	350 SF
Main floor warehouse	2,145 SF
Total	3,425 SF

Zoning

M-3 (Light Industrial)

Basic Lease Rate

\$20.00 PSF

Taxes & Additional Rent

\$6.00 PSF (2025 estimate)

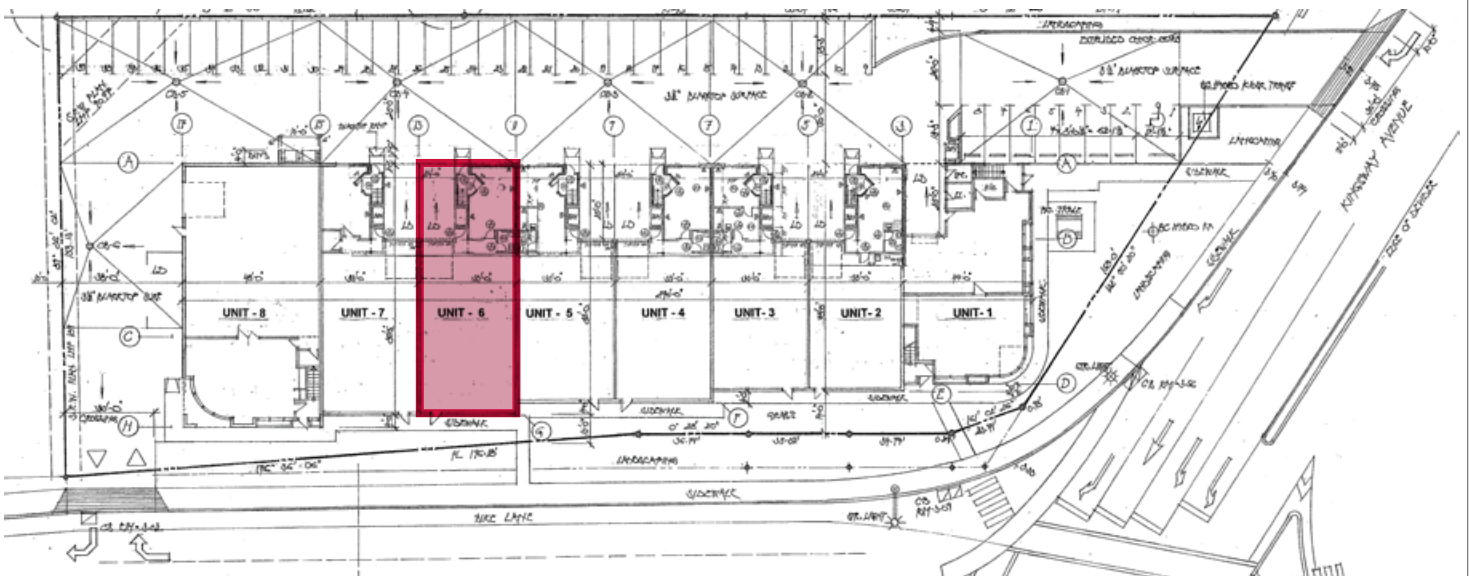
Total Monthly Rent

\$7,420.00 plus GST, heat, and light

Availability

Immediate

SITE PLAN



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