

FOR SALE | INDUSTRIAL  
1710 COAST MERIDIAN ROAD  
PORT COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1.75 Acres
- ▶ Hard to Find Heavy Industrial Zoned Land
- ▶ Leased to Fortune 500 Company

**Chris McIntyre**

Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

**Steve Caldwell**

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com



### Location

The site is centrally located on the east side of Coast Meridian Road between Kingsway Avenue and the Mary Hill Bypass. This property offers excellent access to Lougheed Highway, Mary Hill Bypass, and the Pitt River Bridge.

### Features

- ▶ New site drainage system in place
- ▶ Fully fenced and gated
- ▶ Graded and leveled
- ▶ Yard lights
- ▶ Leased to Fortune 500 company

### Tenancy & Income

The property is fully leased to a Fortune 500 company until August 31, 2025. The Tenant has an option to extend the lease by one (1) additional year that expires August 31, 2026. The Tenant currently pays \$28,422.75 per month NNN. The basic rent increases to \$30,001.79 per month September 1, 2024.

### Existing Mortgage

There's potential to assume the Vendor's existing mortgage. The mortgage amount is \$6,995,000 at 3.32% until December 2026. Contact agent for additional info.

### Due Diligence Package

Available to qualified groups via execution of a Confidentiality Agreement (CA).

### Lot Size

75,794 SF (190' x 399') or 1.75 acres approximately

### Zoning

M-2 (Heavy Industrial)

### BC Assessment

\$10,330,000.00

### Property Taxes

\$78,886.50

### Share Sale Opportunity

Contact agent for details

### Price

\$13,000,000.00

FOR SALE | INDUSTRIAL  
**1710 COAST MERIDIAN ROAD**  
 PORT COQUITLAM, BC



**Chris McIntyre**  
 Personal Real Estate Corporation  
 D 604.630.3392 C 604.889.0699  
 chris.mcintyre@lee-associates.com

**Steve Caldwell**  
 Personal Real Estate Corporation  
 D 604.895.2224 C 604.809.3122  
 steve.caldwell@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 501. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

