

FOR LEASE | INDUSTRIAL
#65 - 1833 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,773 SF Office/Warehouse
- ▶ Grade Loading

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Location

The subject property is located in the Tri-City Business Centre at the intersection of Coast Meridian Road and Kingsway Avenue in Port Coquitlam. Tri-City Business Centre provides convenient access to the Lower Mainland, just minutes off Lougheed Highway, the Mary Hill Bypass, and Highway 1.

Features

- ▶ 20' ceiling
- ▶ 10' x 14' grade loading door
- ▶ 3-phase power
- ▶ Sprinklered
- ▶ Air-conditioned warehouse
- ▶ HVAC offices
- ▶ 2 private offices
- ▶ Main floor washroom
- ▶ Alarm system
- ▶ 3 parking stalls

Available Space

| | |
|------------------|----------|
| Main floor | 1,023 SF |
| Mezzanine office | 750 SF |
| Total | 1,773 SF |

Zoning

M1 (General Industrial)

Basic Lease Rate

\$21.50 PSF

Additional Rent

\$6.31 PSF (2025 estimate)

Availability

Immediate



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