

**2727 DIXON STREET**  
PORT COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WATCH VIDEO**



## INDUSTRIAL BUILDING **FOR SALE OR LEASE**

9,194 SF Freestanding Pre-Fabricated Building on 9,549 SF Lot

Two Grade Level Loading Doors

+/-1,500 SF Secured Yard Compound

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The Opportunity

A rare opportunity to purchase or lease a freestanding prefabricated building in the heart of Port Coquitlam. Located at Dixon Street and Kingsway Avenue, just minutes from Coquitlam Centre, this property offers convenient access to major routes and nearby amenities. Zoned M1 with a Highway Commercial OCP designation, it supports a wide range of industrial uses, making it an ideal choice for both investors and businesses seeking a functional and well-located property in a high-demand industrial corridor.

Property Features

- » Metal cladding and steel construction
- » Two (2) 10' x 16' grade loading doors
- » 21' ceilings (9' under the mezzanine)
- » HVAC on mezzanine
- » Freezers
- » 400A/240V 3-phase power
- » Multi tenant capability
- » Fenced and paved yard
- » Four (4) bathrooms up (3 of them with showers)
- » Live/work suite
- » Reception area
- » Security bars
- » Private offices
- » Lunch room/kitchenette
- » Built in 1984

Salient Details

Legal Description	PARCEL "39" DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN 67603
PID	002-112-604
Site Size	9,549 SF
Gross Floor Area	9,194 SF
Zoning	M1 (General Industrial)
Basic Lease Rate	\$15.95 PSF
Taxes & Operating Costs	\$4.69 PSF (2025)
Property Taxes	\$30,955.70 (2025)
Assessed Value	\$2,992,000
Asking Price	\$3,895,000







Floor Plan












AREA	
Main floor office	1,208 SF
Main floor warehouse	3,811 SF
Second floor office	2,120 SF
Second floor warehouse	2,057 SF
Total	9,194 SF

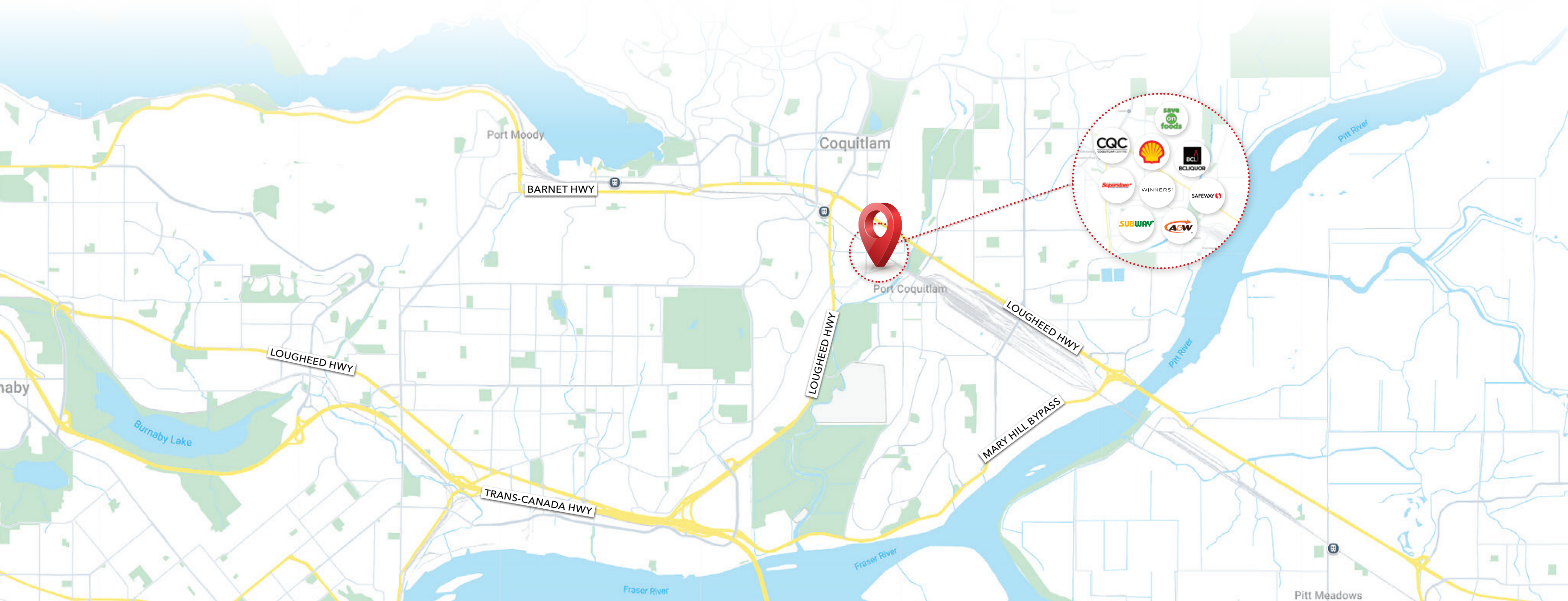


### Location Overview

The property offers a prime location with convenient access to major routes like the Trans-Canada and Lougheed Highways, making transportation and distribution efficient. The area is well-connected by public transit, with nearby bus service, SkyTrain, and the West Coast Express providing easy commuting options. The property is close to a wide range of retail, dining, and service amenities and is just a short drive from Coquitlam Centre. The surrounding community is well-established, offering strong potential for business growth and accessibility.

### Drive Times

 <b>Lougheed Highway</b> 4 min   1.3 km	 <b>Pitt River Bridge</b> 9 min   5.4 km	 <b>Trans-Canada Highway</b> 9 min   6.9 km
 <b>Port Mann Bridge</b> 9 min   7.1 km	 <b>Maple Ridge</b> 16 min   16.2 km	 <b>SFPR</b> 21 min   17.1 km
 <b>Downtown Vancouver</b> 26 min   30.2 km	 <b>YVR</b> 30 min   37.8 km	 <b>Canada/U.S. Border</b> 38 min   35.2 km





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