

1658 INDUSTRIAL AVENUE PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

**42,297 SF HIGH QUALITY SIGNATURE FREESTANDING
BUILDING ON 1.66 ACRES**

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OPPORTUNITY & LOCATION

To purchase a top quality tilt-up concrete warehouse with extensive office glazing, 26' ceilings, dock and grade loading and heavy power.

The subject property is located on the south side of Industrial Avenue midway between Broadway Street and Coast Meridian Road in the Mary Hill Industrial District. The location is 35 minutes from Downtown Vancouver and has access to the Trans-Canada Highway from the Mary Hill Bypass and Lougheed Highway.





Salient Details

Legal Description	Lot 1 DL 231 GP1 PL BCP 33914	
PID	027-340-864	
Zoning	M-2 (Industrial)	
Site Area	1.66 acres	
Building Size	Warehouse	35,641 SF
	Main floor office	3,328 SF
	Second floor office	3,328 SF
	Total	42,297 SF
Year Built	2009	
Property Taxes	\$202,706.97 (2024)	
Asking Price	\$25,500,000	

Property Features

- ▶ Entire building available
- ▶ 26' clear ceilings
- ▶ 7 loading doors (3 - dock with levellers, 4 - 12'x14' drive-in)
- ▶ Fully sprinklered
- ▶ ESFR sprinklers
- ▶ EPDM roof
- ▶ Skylights and high wall clerestory warehouse windows
- ▶ Ample parking
- ▶ 1,200 amp, 600 volt power
- ▶ Expansive office views
- ▶ Minimum 500 lb floor load
- ▶ Two office fronts
- ▶ Ability to demise into two units
- ▶ Security fence with electric gate

Description of Improvements

The site is improved with a 15 year old concrete tilt-up warehouse with offices and showroom at the front corners of the building. The site is fully landscaped and paved. The building has offices at either end with centre court loading to accommodate two tenancies.

Refrigerated Areas

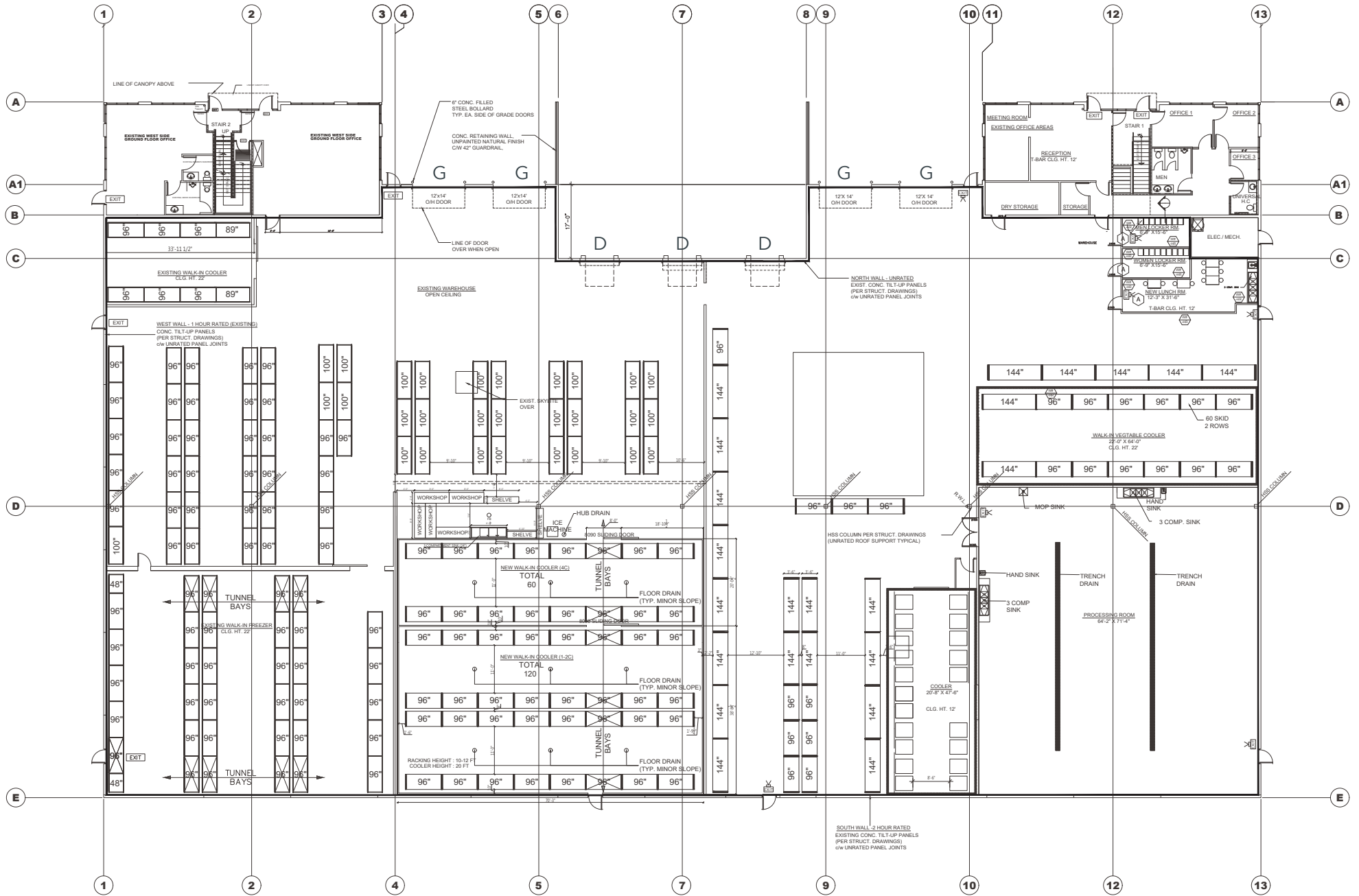
- ▶ 500 SF walk-in cooler 22'
- ▶ 4,135 SF walk-in double cooler 22'
- ▶ 1,408 SF walk-in cooler 18'
- ▶ 1,000 SF walk-in cooler 12'
- ▶ 3,350 SF walk-in freezer 22'
- ▶ 4,608 SF temperature controlled processing room, includes 2 trench drains, washable walls with adjacent cooler

**Could be removed*

The vendor is a growing wholesaler with a food prep operation requiring coolers, freezers and large dry bulk storage.



Ground Floor Plan





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