

FOR LEASE | INDUSTRIAL YARD
1156 KINGSWAY AVENUE
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 9,500 SF & 25,000 SF Yard Spaces Available
- ▶ High Exposure Property at the Corner of Kingsway Avenue and Mary Hill Bypass
- ▶ Heavy Industrial M-2 Zoning
- ▶ Flexible Lease Terms

Steve Caldwell

Personal Real Estate Corporation
Partner | Executive Vice President
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

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Opportunity

To rent a centrally located fenced yard area next to a signalized intersection on the Mary Hill Bypass.

Location

Southeast corner of Kingsway and the Mary Hill Bypass (Highway 7B). The site is 35 minutes from downtown Vancouver. The Pitt River Bridge and Lougheed Highway are east of the site. Highway 1 is minutes away via the Golden Ears Bridge to the east or via the Lougheed Highway to the west.

Zoning

M-2 (Industrial) providing most industrial uses as well as yard storage uses.

Features

- ▶ Access to 3-phase power and water
- ▶ Automated gate
- ▶ Security cameras

Legal Description

Lot 1, Block 6, Section 17 & 18, Range 1E, Plan BCP8822 NWD

Total Site Size

10.35 acres

Rental Areas

9,500 SF

25,000 SF

Lease Term

3 to 5 years

Basic Lease Rate

\$4.95 PSF per annum plus GST

Additional Rent (2024)

\$0.95 PSF per annum plus GST

Availability

30 days

