

FOR LEASE | INDUSTRIAL
#201 - 1530 KINGSWAY AVENUE
PORT COQUITLAM, BC



- ▶ 3,920 to 14,325 SF Strata Warehouse/Office
- ▶ High Exposure Corner Location
- ▶ Dock and Grade Loading
- ▶ Warehouse & Offices Fully Serviced by HVAC System

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Zoning
M2

Available Area	
201B (main floor)	10,405 SF
201A (second floor)	3,920 SF
Total	14,325 SF

Basic Lease Rate
\$16.00 PSF introductory rate for year 1 only

Taxes & Operating Costs
\$6.00 PSF (2025 estimate)

Parking
14 stalls plus loading areas for both units

Availability
Immediate

Location

The property is strategically located on corner of Kingsway Avenue and Broadway Street in the heart of Port Coquitlam’s industrial area. This central location offers convenient access to major transportation routes including the Mary Hill Bypass, Trans-Canada Highway, and Lougheed Highway.

Features

201B – MAIN FLOOR

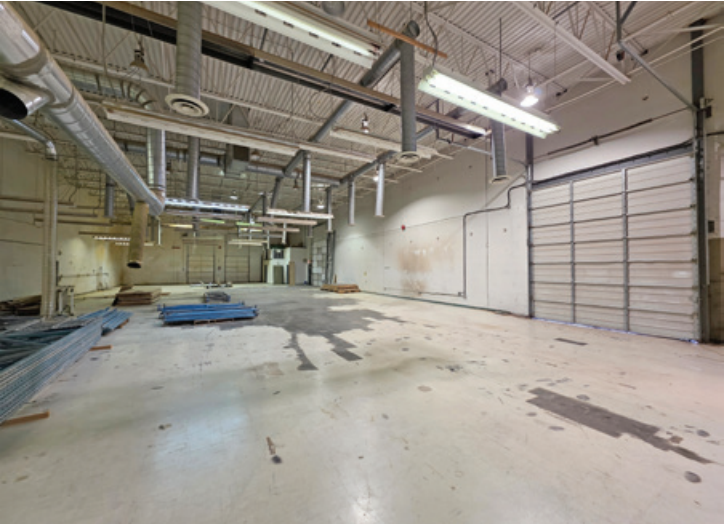
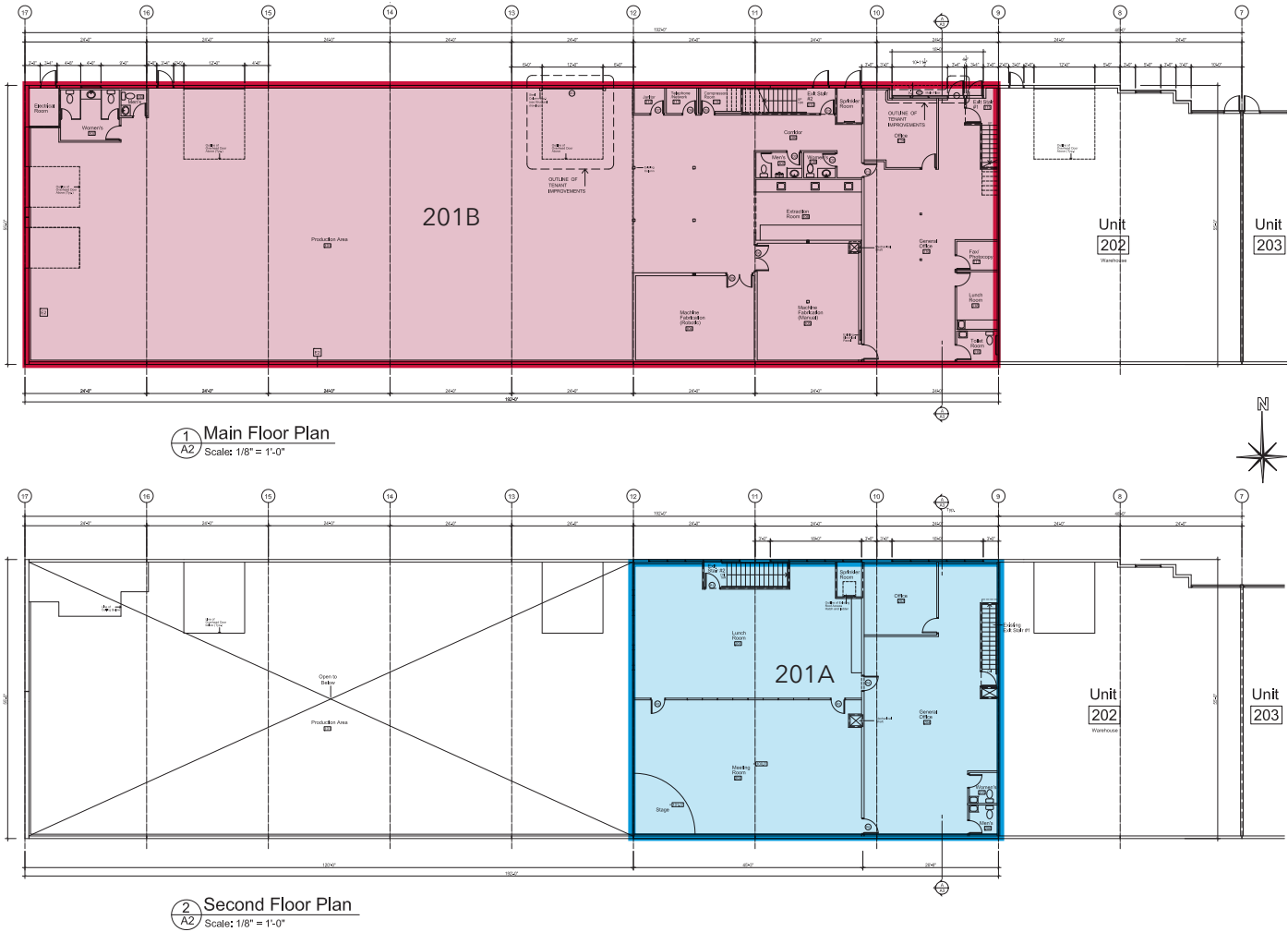
- ▶ Two (2) grade loading doors 12’w x 14’h
- ▶ Two (2) dock loading doors 8’w x 10’h with dock levelers (one has automatic electric motor)
- ▶ Ample room for 53’ trailers
- ▶ 20’ clear warehouse ceiling
- ▶ HVAC in office and warehouse area
- ▶ 3-phase electrical service
- ▶ Five (5) bathrooms total
- ▶ Radiant tube heat in warehouse (additional)
- ▶ Reception area
- ▶ Showroom area
- ▶ Private and open office areas
- ▶ Lunchroom

201A – SECOND FLOOR OFFICE

- ▶ Private and open plan office areas
- ▶ HVAC system
- ▶ Separate entrance
- ▶ Lunchroom
- ▶ Kitchen



Floor Plans





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