

FOR LEASE | INDUSTRIAL  
**UNIT 1110 - 1579 KINGSWAY AVENUE**  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,400 SF Second Floor Shell Condition Mezzanine Space**
- ▶ **Can Be Used as Storage or Finished into Offices**
- ▶ **The HUB by Conwest**

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## Location

HUB is centrally located in Port Coquitlam, close to a vibrant amenity base and connected to all major highways. This location enjoys easy access to everywhere in the Lower Mainland – just minutes off Lougheed Highway, Mary Hill Bypass, and Highway 1.

## Features

- ▶ High profile tilt-up construction (completed Oct 2019)
- ▶ 3-phase electrical power
- ▶ Flexible layout options
- ▶ Insulated concrete wall panels
- ▶ ESFR rated sprinkler system
- ▶ (2) Private entrances
- ▶ Exposure to Kingsway Avenue
- ▶ Ample parking

## Zoning

M-2 (Industrial)

## Available Area

Second floor shell mezzanine 3,400 SF

## Basic Lease Rate

\$19.00 PSF

## Taxes & Operating Costs

\$5.08 PSF (2023 estimate)

## Availability

Immediate



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