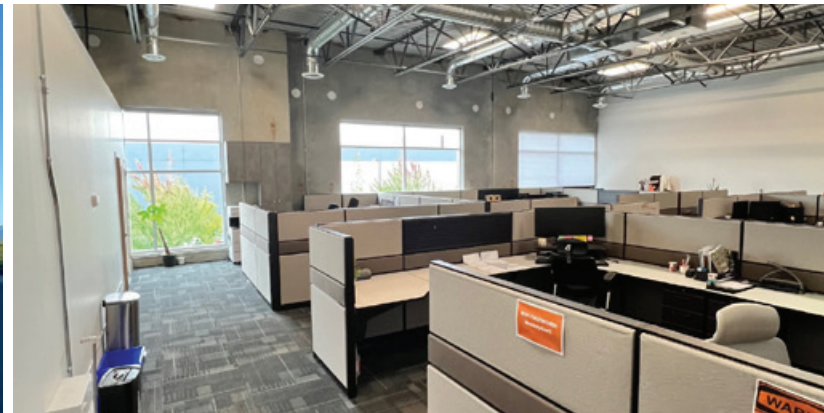


FOR SALE | INDUSTRIAL  
#1145 - 1579 KINGSWAY AVENUE  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,461 SF Unit at the HUB Built by Conwest**
- ▶ **Rare Dock & Grade Level Loading Strata in Port Coquitlam**

### Opportunity

The HUB by Conwest offers contemporary industrial space in the heart of Port Coquitlam. The subject property presents a unique opportunity for businesses looking for a mid-bay industrial strata unit with dock and grade level loading that allows for 53' trailer access. With its modern construction and flexible loading access, the subject property is well-suited for a variety of uses and offers a competitive advantage for companies seeking an efficient and versatile space to operate in.

#### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

#### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com



### Available Area

Warehouse	4,221 SF
Ground floor office/studio	1,620 SF
2nd floor office	1,620 SF
<b>Total</b>	<b>7,461 SF</b>

### Legal Description

Strata Lot 8, Blk 6 N, Range 1 E, Section 7, District Lots 288 and 382, Group 1, Plan EPS 6623, New Westminster Land District. PID 030-905-052

### Zoning

M-2 (Industrial)

### Strata Fees

\$1,022.70 per month

### Property Taxes

\$29,238.08 (2023)

### Asking Price

\$4,795,000

### Availability

Contact agents

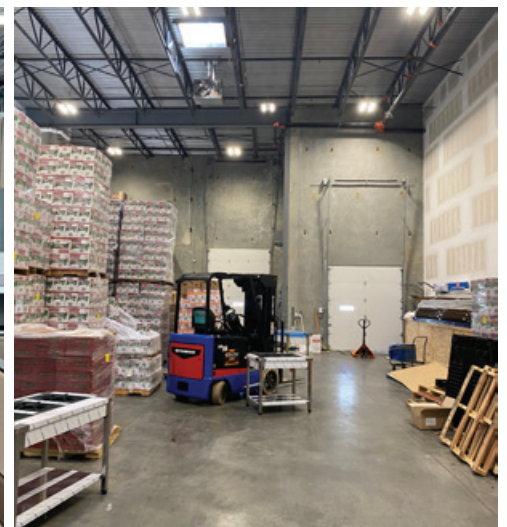
### Location

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
- ▶ Approx. 26' clear warehouse ceiling heights
- ▶ 3-phase electrical power
- ▶ 1 dock and 1 grade loading door
- ▶ Flexible layout plans
- ▶ Insulated concrete wall panels
- ▶ ESFR rated sprinkler system
- ▶ Skylights
- ▶ LED lighting
- ▶ 500 lbs. PSF floor load
- ▶ 2 washrooms
- ▶ Studio
- ▶ Kitchenette
- ▶ HVAC offices

### Site Plan



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