

FOR SALE | INDUSTRIAL
1650 KINGSWAY AVENUE
PORT COQUITLAM, BC



- ▶ **Owner/User Opportunity with Partial Revenue**
- ▶ **High Exposure Location**
- ▶ **Three Separate Units**
- ▶ **10,687 or 21,102 SF Front Unit Available For Owner/Occupier**

Location

On the south side of Kingsway Avenue just east of the Coast Meridian Overpass. Lougheed Highway is a block away and Highway 1 is 5 minutes west. The area is a popular industrial area and offers many nearby amenities.

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Highlights

- ▶ Newly upgraded
- ▶ Kingsway exposure
- ▶ 35 minutes to downtown
- ▶ Divided into three units
- ▶ Front unit available for purchaser use or lease

Legal Description

Lot 40, DL 288 Group 1 NWD Plan 38929; PID 001-574-922

Zoning

M-1 (General Industrial) allows for a wide range of industrial uses including warehousing, manufacturing, assembly, distribution, repair services, and some accessory commercial uses.

Lot Size

1.177 acres

Building Area

28,482 SF (3 units)

Unit Sizes

	Unit A	Unit B	Unit C
Warehouse	10,687 SF	9,687 SF	4,542 SF
Office (main)	–	286 SF	–
Showroom (main)	–	–	1,998 SF
Mezzanine	–	442 SF	840 SF*
Total	10,687 SF	10,415 SF	7,380 SF
Tenant	Vacant	RMI Communication	Poco Marine
Lease Expiry	–	March 2019	April 2022

*No charge.

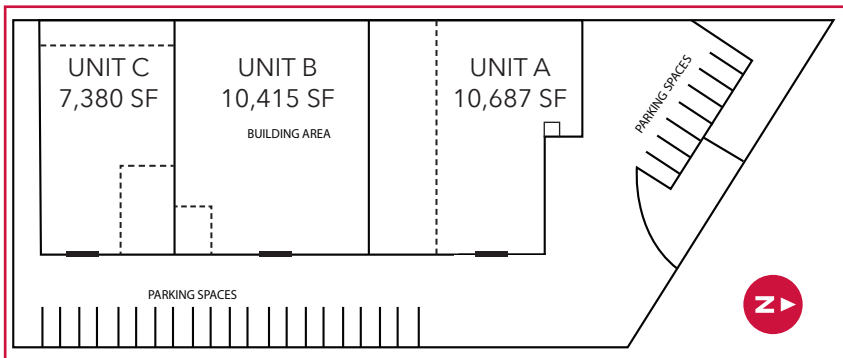
Asking Price

\$6,950,000

Property Taxes (2018)

\$65,750.42

Floor Plan



Features

- ▶ Precast concrete construction
- ▶ Fully sprinklered
- ▶ 400 amp 600 volt 3 phase power
- ▶ 17' to 18' clear ceilings
- ▶ Radiant tube and forced air warehouse heat
- ▶ 3 grade level loading doors (1) 16' x 14' & (2) 15' x 14'
- ▶ Potential for dock loading if needed
- ▶ Ample parking – 50 spaces
- ▶ 54' x 60' column spacing
- ▶ Kingsway Avenue exposure
- ▶ Near new roof
- ▶ New lighting, electric control loading doors, offices, windows, paving and painting
- ▶ Some potential for yard storage
- ▶ Rapidly developing area



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