

FOR LEASE | INDUSTRIAL
855 & 859 KINGSWAY AVENUE
PORT COQUITLAM, BC



- ▶ **0.67 Acres Available**
- ▶ **Fully Fenced**

Location

The site is centrally located between the Mary Hill Bypass and the Pitt River at the west end of the Pitt River Bridge. Access to the property is off of the Mary Hill Bypass via Fremont Street. This waterfront site is a strategic link between the Mary Hill Industrial Area and the emerging Dominion Triangle/Fremont Village area to the north.

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Highlights

- ▶ Entrances on west and south sides
- ▶ Ample street parking space
- ▶ Graded and leveled
- ▶ 3-phase electrical service
- ▶ Yard lights

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Zoning

Based on M2 (Heavy Industrial) allows for trucking, outside storage. Contact broker for full copy of bylaw.

Basic Lease Rate

\$4.95 PSF per annum

Available Space

29,295 SF (0.67 acres)

Taxes & Operating Costs

\$1.05 PSF per annum
(2025 estimate)

Availability

May 1, 2025

Total Monthly

\$14,647.50 plus GST

Site Plan



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