

FOR LEASE | INDUSTRIAL
UNIT B - 1603 LANGAN AVENUE
PORT COQUITLAM, BC



► **Hard to Find 12,926 SF Warehouse with Yard Area (7,700 SF Approx.)**

Location

The facility is well-located in the Mary Hill Industrial area of Port Coquitlam. The property provides quick and easy access to Lougheed Highway, which connects to Coquitlam Centre/Port Moody to the west and Pitt Meadows/Maple Ridge via the Pitt River Bridge to the east. Access to Highway 1 is via the Mary Hill By-Pass.

Highlights

- Fenced and paved yard area
- 18' clear warehouse ceiling (approx.)
- Oversized grade loading door

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Features

- ▶ 7,700 SF yard area (approximate)
- ▶ 3-phase power (200 amps/480 volts)*
- ▶ Potential to increase electrical service
- ▶ 18' warehouse ceiling (approximate)
- ▶ Warehouse and or manufacturing space
- ▶ Grade loading
- ▶ Canopy over loading area
- ▶ Rare fenced yard/parking area
- ▶ LED warehouse lights

* Tenant responsible for verifying available electrical supply.

Zoning

M1 (General Industrial)
Contact agents for detailed
zoning info

Lot Size

87,089 SF (1.99 acres)

Building Space

Main floor office	606 SF
Second floor office	606 SF
Warehouse area	11,712 SF
Total	12,926 SF

Basic Rent

\$18.00 PSF (introductory rate)

Taxes & Operating Costs

\$6.00 PSF (2026)

Availability

January 1, 2027

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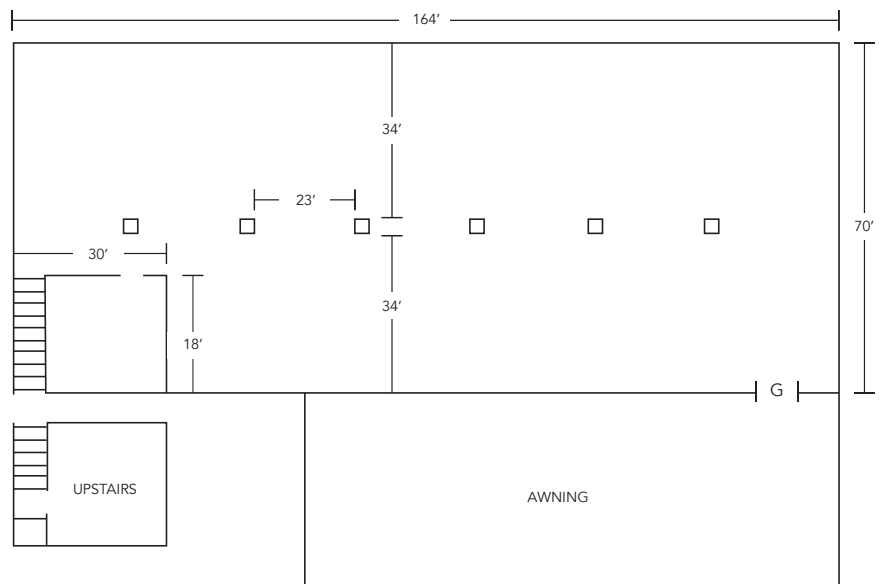
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FLOOR PLAN



G = Grade Loading

