

FOR LEASE | INDUSTRIAL
880 LOUGHEED HIGHWAY
PORT COQUITLAM, BC



- **0.5 Acres Industrial Land**
- **13,000 SF of Cross-Dock Warehouse**
- **High Exposure/Visibility Along Mary Hill Bypass**

Location

The site comprises 21 acres of heavy industrial land, which has been filled, compacted and graded. The property is located at the southwest corner of Lougheed Highway and the Mary Hill Bypass. Highway 1 and the Port Mann Bridge are 8 kilometers to the west, and the Golden Ears Bridge is 8 kilometers to the east.

Highlights

- Direct exposure to Lougheed Highway and the Mary Hill Bypass
- Signalized intersection provides direct site access
- Ample truck maneuvering room
- Various yard combinations available

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Yard Area Features

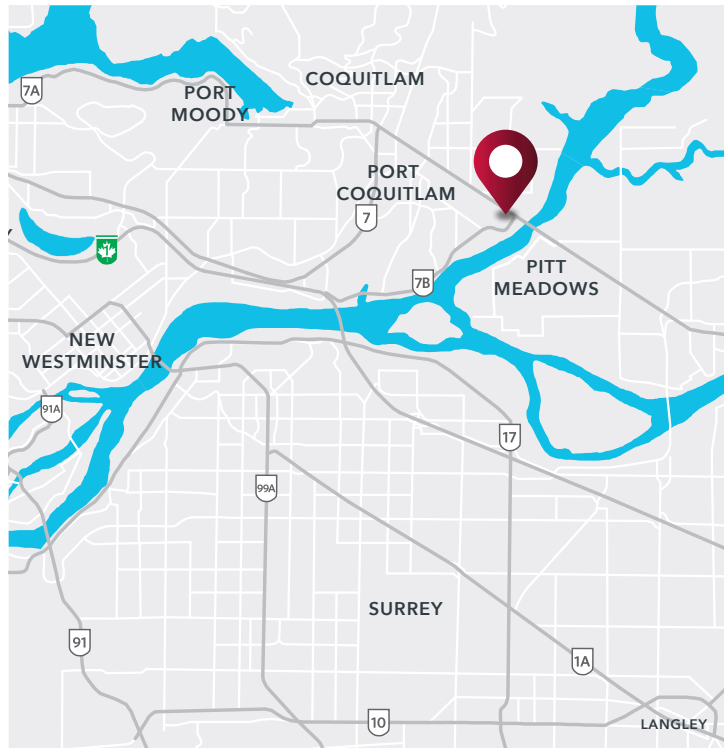
- ▶ Dedicated traffic signal for site access from Lougheed Highway at Sherling Avenue
- ▶ Ideal for equipment storage or sales
- ▶ Fenced & gated
- ▶ Security cameras
- ▶ Compacted and graded

Warehouse Area Features

- ▶ Dock level warehouse with 3 dock doors with levellers
- ▶ 5,000 SF yard space
- ▶ Sprinklered
- ▶ Small dispatch office
- ▶ Fibre optic 300Mbps internet access
- ▶ Warehouse ceilings 20' to 12' dock side

Zoning

M-2 (Heavy Industrial) allows for trucking and heavy industrial uses. Equipment sales allowable.



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Available Yard Area

0.5 acres

Available Building Area

13,000 SF

Gross Rental Rate

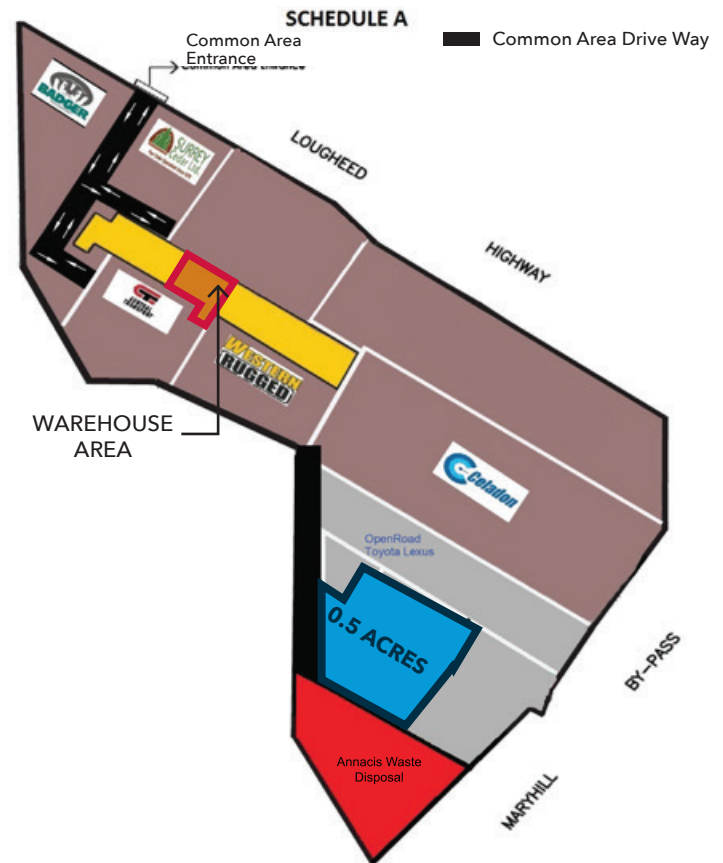
Yard: \$3.50 PSF per annum* plus applicable sales taxes

Building: \$10.75 PSF per annum*

**plus annual increases in property taxes and any utility*

Possession

Contact broker



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