



- ▶ **Approximately 18,500 SF Industrial Land**
- ▶ **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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FOR LEASE | INDUSTRIAL 880 LOUGHEED HIGHWAY PORT COQUITLAM, BC

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

Zoning

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

Available Yard Area

Approximately 18,500 SF

Basic Rental Rate

\$4.95 PSF per annum plus GST

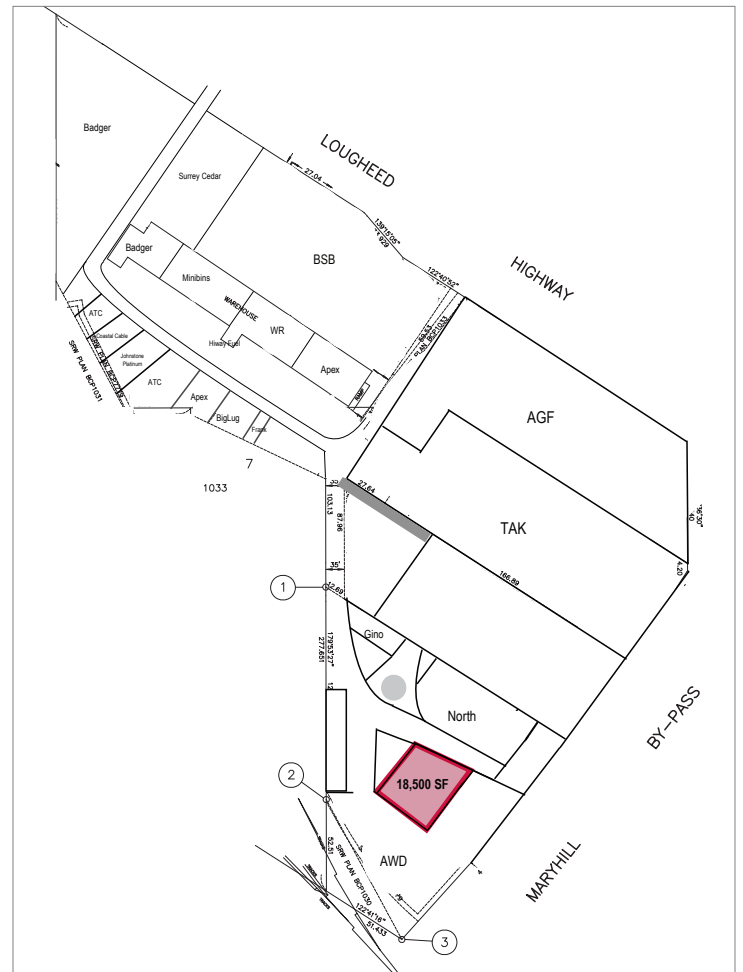
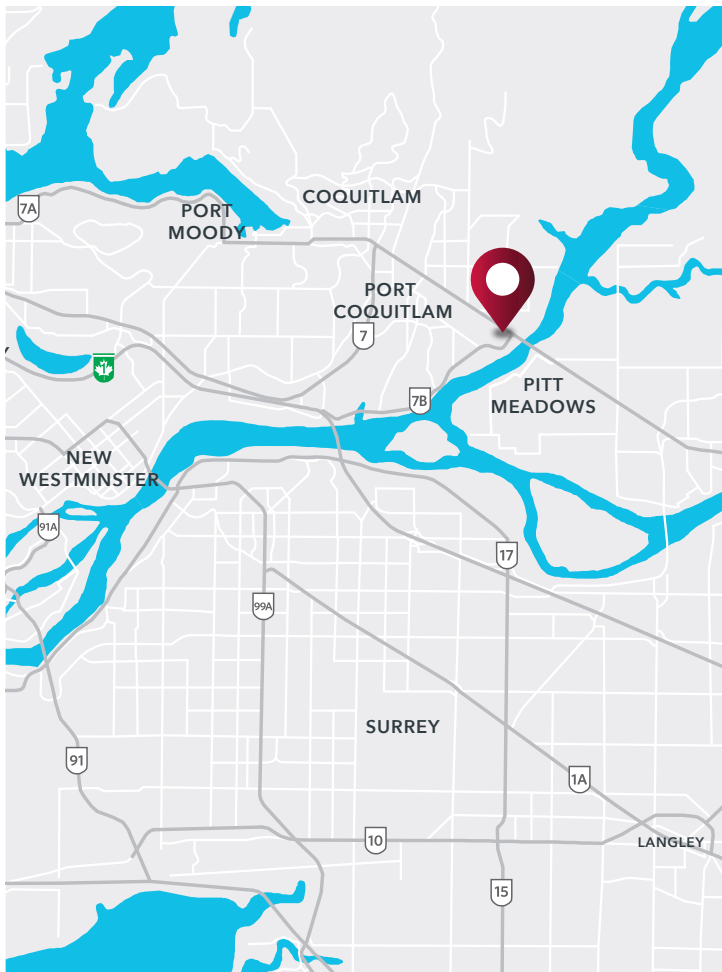
Additional Rent

\$0.95 PSF per annum plus GST

**All leases will be triple net with any utility or business consumption costs borne by Tenants*

Availability

Immediate



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