

# FOR LEASE

8,550 TO 18,580 SF CLEAR SPAN  
WAREHOUSE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**LEASED  
FOR 5 YEARS**

**1961 MCGLEAN AVENUE**  
PORT COQUITLAM, BC

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# FOR LEASE | CLEAR SPAN WAREHOUSE

## 1961 McLEAN AVENUE

### PORT COQUITLAM, BC

#### Location

Conveniently situated on the north side of McLean Avenue, just west of the intersection of Broadway Street and Kingsway Avenue in Port Coquitlam's thriving industrial area. This location is considered to be the epicentre of the Lower Mainland, as evidenced by the numerous developments and head office locations. Many access points and routes are available to the premises, namely, the Mary Hill Bypass, the Trans-Canada Freeway, and Lougheed Highway.

#### Zoning

M-1 (General Industrial)



#### PROPERTY DETAILS

##### Available Space (Approximate)

Unit 2	8,550 SF
Unit 3	10,030 SF
<b>Total</b>	<b>18,580 SF</b>

##### Lease Rate

\$13.95 PSF

##### Taxes & Operating Costs

\$6.00 PSF (2022 estimate)

##### Availability

February 1, 2023

##### Features

- ▶ Sprinklered
- ▶ Clear span construction
- ▶ 200 amp, 600 volt, 3-phase power
- ▶ Ample parking and truck maneuvering room
- ▶ Five (5) grade loading doors, with potential to convert one to dock partly covered
- ▶ Staff lunchroom
- ▶ Approximately 17' clear ceiling heights