

REDUCED RENT!

## FOR LEASE

**1680 BROADWAY STREET**  
PORT COQUITLAM, BC



**9,953 SF INDUSTRIAL END CAP**  
WITH DOCK & GRADE





# FOR LEASE

# 1680 BROADWAY STREET

## PORT COQUITLAM, BC



### LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide superb access to the area.

### OPPORTUNITY

To utilize a modern warehouse facility with versatile loading and high cubic space.

### ZONING

M-1 (General Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

### AVAILABLE AREA

#### UNITS 118-119

Warehouse	6,993 SF
Main Floor Office	1,480 SF
<b>Total Available Area</b>	<b>8,473 SF</b>
2nd Floor Office	1,480 SF
<b>Total Available Area</b>	<b>9,953 SF</b>

### AVAILABILITY

Immediate

### BUILDING FEATURES

- Concrete tilt-up construction with attractive and functional design
- Professionally managed and maintained by the Onni Group of Companies
- Ample parking
- Fully sprinklered
- Approximately 24' ceilings in the warehouse
- One (1) dock door & three (3) grade level loading doors
- Forced air gas warehouse heating
- 600 Volts, 120 Amps, 3-phase electrical service (tenant to verify)
- Ceiling fans in the warehouse
- Office areas well finished with laminate hardwood, carpet, fluorescent lighting, dropped t-bar ceiling and HVAC system
- Lunchroom with sink & counter
- Three (3) washrooms
- Alarm system
- Rear shipping office in rear of warehouse

### LEASE RATE

From \$21.00 per square foot, net, per annum, plus GST

### ADDITIONAL RENT (2025)

Estimated at \$5.10 per square foot, per annum, plus a 7% management fee, plus GST



For more information, please contact:

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