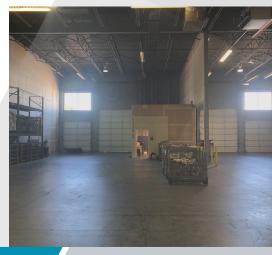


9,953 SF INDUSTRIAL END CAP

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
Total Available Area	8,473 SF
2nd Floor Office	1,480 SF
Total Available Area	9,953 SF

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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