



BROADWAY STREET



2,925 SF INDUSTRIAL UNIT FOR LEASE

1650

UNIT 109 BROADWAY STREET

PORT COQUITLAM, BC



PROPERTY DETAILS

LOCATION

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

OPPORTUNITY

To utilize a functional industrial space

ZONING

M-2 (Heavy 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.

PROPERTY FEATURES

- Concrete tilt-up construction
- Fully sprinklered
- One (1) washroom
- Radiant tube heating in warehouse
- Approx. 20' ceilings in warehouse
- 100A, 3-Phase electrical service (tenant to confirm)
- One (1) 10' x 12' front grade level loading door
- Fluorescent lighting in warehouse
- 2hr-rated firewalls
- Two (2) designated parking spaces

LEASE RATE

\$21.95 PSF, per annum, plus GST

ADDITIONAL RENT (2025)

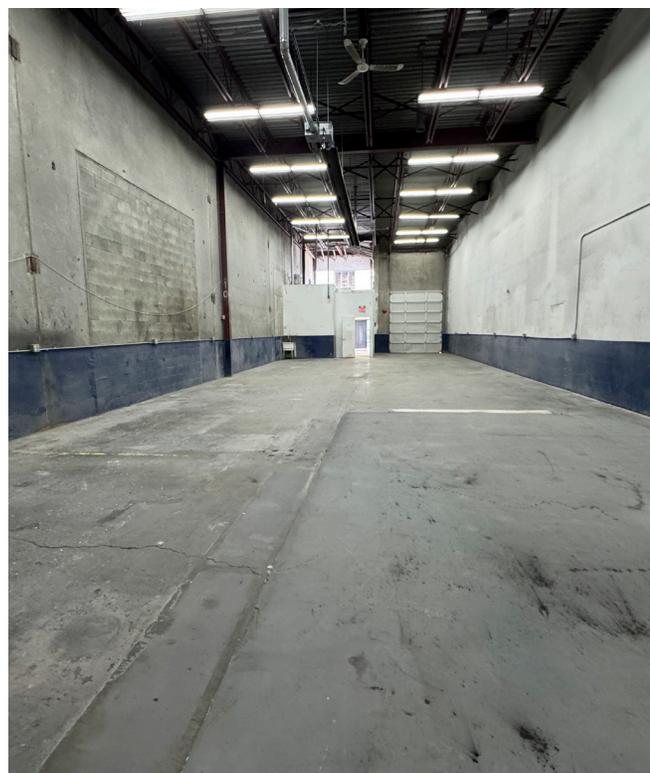
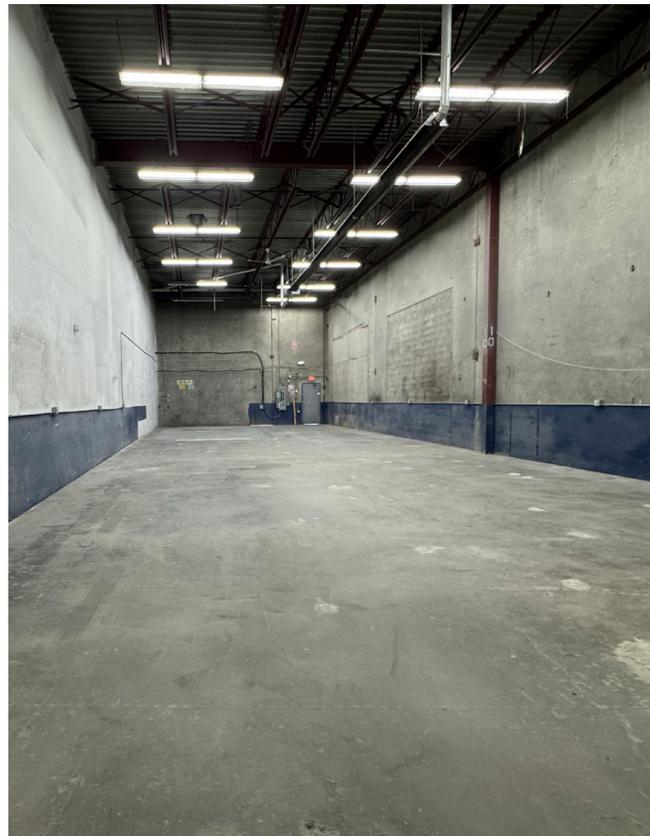
Estimated at approximately \$8.31 PSF, per annum, plus GST

AVAILABILITY

Immediate

AVAILABLE AREA

Main Floor Office	488 SF
Warehouse	2,437 SF
Total Available Area	2,925 SF





BROADWAY STREET



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Alex Eastman

Associate, Industrial
+1 604 608 5933
alex.eastman@cushwake.com

Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.