



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





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