



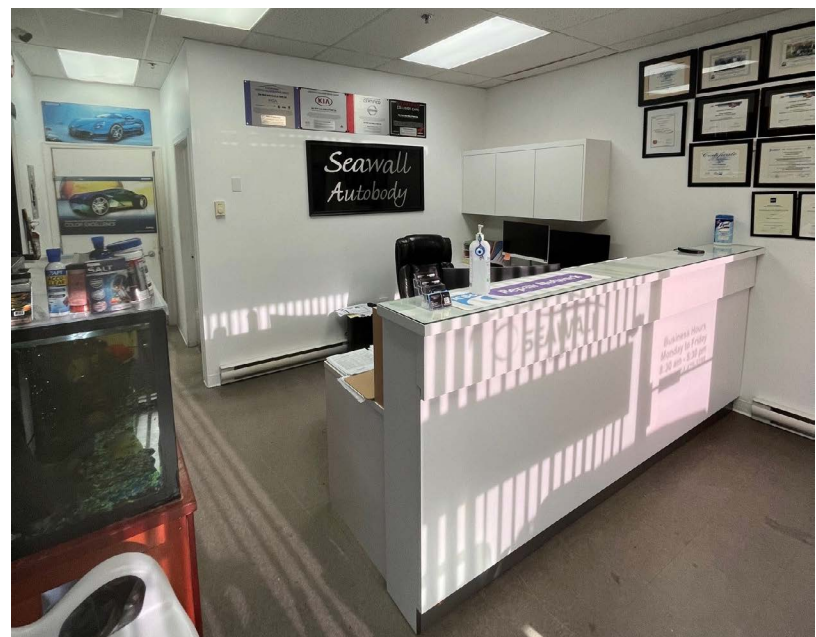
**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 109

**1650 BROADWAY STREET
PORT COQUITLAM, BC**

2,925 SF INDUSTRIAL UNIT



Kevin Volz

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1650 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 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
- Approximately 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

AVAILABLE AREA

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

LEASE RATE

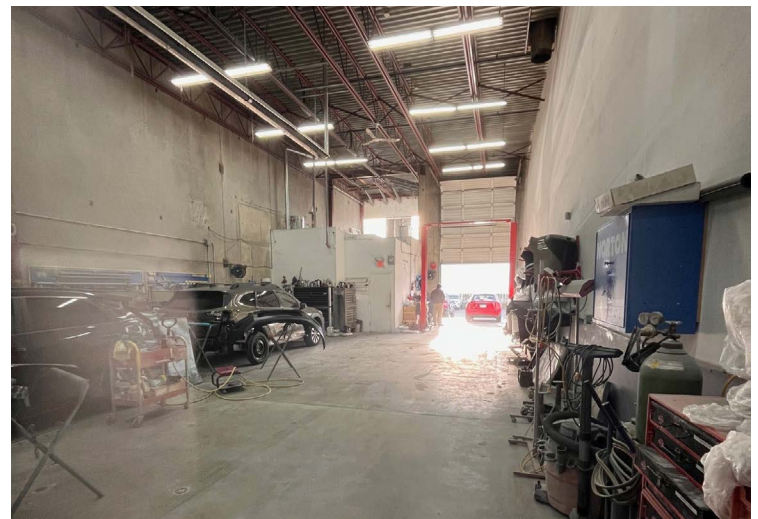
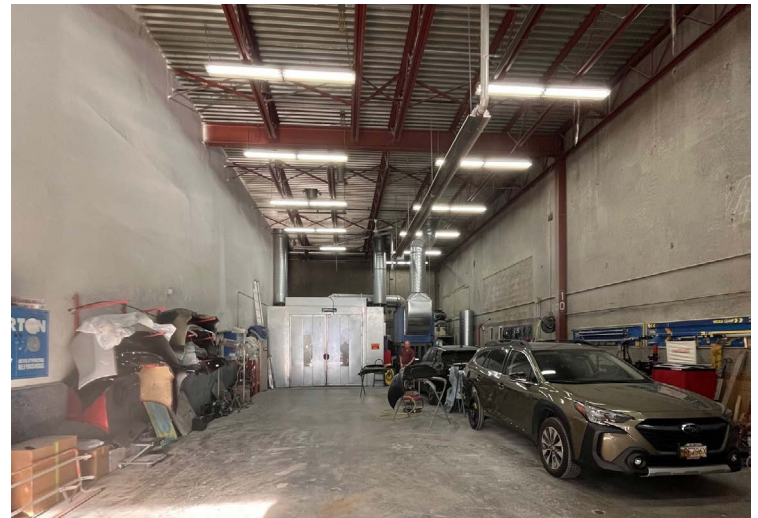
\$21.95 PSF, per annum, plus GST

ADDITIONAL RENT (2024)

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

AVAILABILITY

May 15, 2025



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