



FOR SUBLEASE
UNIT 109
1750 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

12,109 SF - 13,234 SF INDUSTRIAL UNIT

NEW REDUCED LEASE RATE
WELL BELOW MARKET!



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LOCATION

The subject unit is situated in Meridian Business Centre, south of the intersection at Coast Meridian Road and Kingsway Avenue.

This location is conveniently located minutes from the Mary Hill Bypass and has easy access to both the Trans-Canada Highway and Lougheed Highway.

BUILDING FEATURES

- 26' clear ceilings
- 1 dock and 1 grade level loading door
- 3-phase electrical service
- Forced air gas warehouse heating
- Fully sprinklered
- Air conditioned office area
- Concrete tilt-up construction
- Professionally managed and maintained

ZONING

M-1 (General Industrial) Zoning

UNIT 109

Warehouse	10,714 SF
Main Floor Office	1,395 SF
Mezzanine Office	1,125 SF
Total Area	13,234 SF
Main Floor Only	12,109 SF

SUBLEASE TERM

To September 29, 2025

SUBLEASE RATE

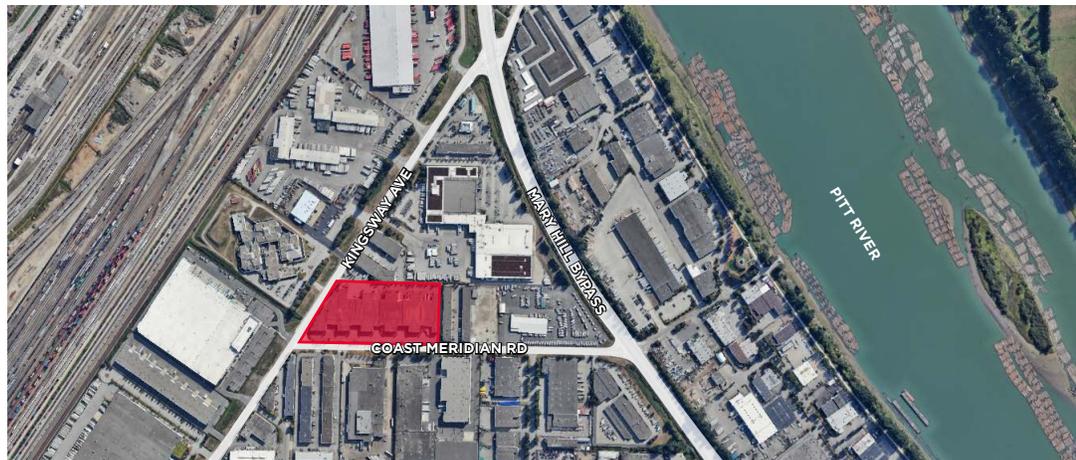
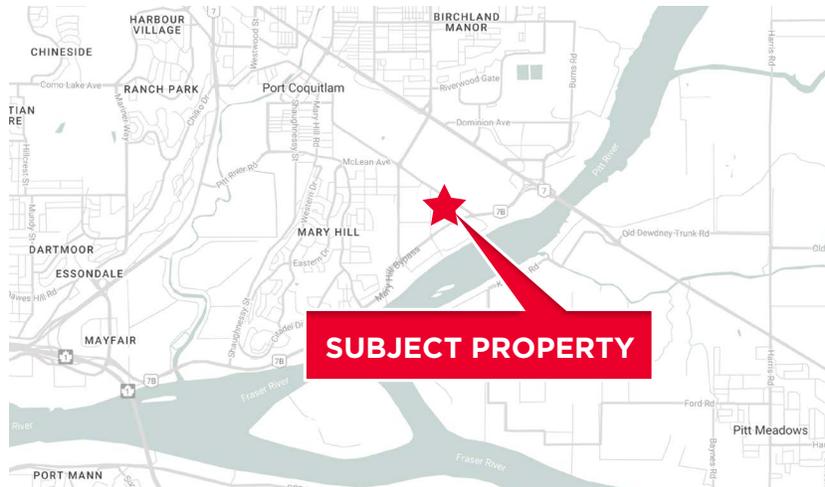
Only \$16.95 psf, net, per annum

ADDITIONAL RENT (2024)

Estimated at \$6.28 psf, per annum, including management fee

AVAILABLE

30-60 days notice



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