



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**1750 McLean Avenue**

PORT COQUITLAM, BC

HIGH EXPOSURE INDUSTRIAL UNIT

**REDUCED RENTS**



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**NONNI**  
PROPERTY GROUP





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## LOCATION

The subject property is located half a block west of Broadway Street and the Coast Meridian Overpass on the southern corner of McLean Avenue and Kingsway Avenue in the Mary Hill Industrial Area. Broadway Street and the Mary Hill By-Pass provide easy access to the TransCanada Highway to the west and the Lougheed Highway to the east.

## PROPERTY FEATURES

- Signage to Kingsway Avenue
- Rear grade loading door to each unit
- Concrete block construction
- Approximately 18' clear ceilings
- Gated loading area
- 3-phase electrical power to most units (tenant to verify)
- Professionally owned & managed by Nonni Property Group

## ZONING

M-3 (Light Industrial) zoning allows a variety of different uses including research, trade school, restaurant, wholesale, accessory retail sales, manufacturing, processing, assembly and distribution.

## ADDITIONAL RENT (2025)

Estimated at approximately \$6.94 per square foot, per annum, plus 5% management based on gross rent, plus GST

## AVAILABLE AREAS



UNIT	MAIN FLOOR OFFICE (SF)	WAREHOUSE (SF)	TOTAL MAIN FLOOR AREA (SF)	MEZZANINE/ 2ND FLOOR OFFICE (SF)	TOTAL AVAILABLE AREA (SF)	BASIC RENT	AVAILABILITY
5	529	1,157	1,686	529	2,215	\$16.95	Immediate
<del>7</del>	<del>254</del>	<del>1,402</del>	<del>1,656</del>	<del>785</del>	<del>1,656</del>	<del>\$21.95</del>	<del>Immediate</del>
<del>10</del>	<del>327</del>	<del>1,004</del>	<del>1,331</del>	<del>785</del>	<del>1,331</del>	<del>\$22.95</del>	<del>Immediate</del>
<del>11</del>	<del>786</del>	<del>2,671</del>	<del>3,457</del>	<del>785</del>	<del>4,242</del>	<del>\$15.95</del>	<del>Immediate</del>
12	-	1,153	1,153	2,186	3,339	\$12.95	Immediate
16	822	822	1,644	822	2,466	\$15.95	Immediate
<del>17</del>	<del>462</del>	<del>1,169</del>	<del>1,631</del>	<del>462</del>	<del>2,093</del>	<del>\$16.95</del>	<del>Immediate</del>
<del>18</del>	<del>462</del>	<del>1,163</del>	<del>1,625</del>	<del>772</del>	<del>2,397</del>	<del>\$18.95</del>	<del>Immediate</del>
20	500	1,156	1,656	861	2,517	\$19.95	Immediate

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