



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1750 MCLEAN AVENUE

PORT COQUITLAM, BC

HIGH EXPOSURE INDUSTRIAL UNIT

NEW REDUCED RENTS



Kevin Volz

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

Rick Eastman

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

Alex Eastman

Associate
Industrial Sales & Leasing
+1 604 608 5933
alex.eastman@cushwake.com

NONNI
PROPERTY GROUP



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HIGH EXPOSURE INDUSTRIAL UNIT

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 | \$14.95 | Immediate |
| 7 | 254 | 1,402 | 1,656 | / LEASED / | 1,656 | \$21.95 | Immediate |
| 10 | 327 | 1,004 | 1,331 | / LEASED / | 1,331 | \$22.95 | Immediate |
| 11 | 786 | 2,671 | 3,457 | / LEASED / | 4,242 | \$15.95 | Immediate |
| 12 | - | 1,153 | 1,153 | 2,186 | 3,339 | \$10.00 | Immediate |
| 16 | 822 | 822 | 1,644 | 822 | 2,466 | \$14.00 | Immediate |
| 17 | 462 | 1,169 | 1,631 | / LEASED / | 2,093 | \$16.95 | Immediate |
| 18 | 462 | 1,163 | 1,625 | / LEASED / | 2,397 | \$18.95 | Immediate |
| 20 | 500 | 1,156 | 1,656 | 861 | 2,517 | \$16.95 | Immediate |

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