

FOR LEASE

**1,960 - 5,520 SF PLUS SIDE YARD AREA
HIGH TRAFFIC EXPOSURE**



UNITS 101 - 102 & 106 - 1875 BROADWAY STREET **PORT COQUITLAM, BC**

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PROPERTY HIGHLIGHTS

LOCATION

Located on the northwest corner of Langan Avenue and the four-lane Broadway Street within the Mary Hill Industrial Area. Easy access is granted via the Mary Hill ByPass to the south, Kingsway Avenue to the north as well as the new Coast Meridian Overpass.

ZONING

M-3 (Clean Industrial)

Allowing a wide range of industrial uses plus accessory retail sales.

FEATURES

- Broadway Street exposure
- Approximately 20' ceiling height
- Brand new 10' x 14' grade loading doors
- 3-phase electrical service
- Handicap standard washroom in each unit
- Ceiling fans
- Fluorescent lighting
- Forced-air natural gas warehouse heating
- Baseboard heating in office

AVAILABLE AREA

	UNIT 101	UNIT 102	UNIT 106
MAIN FLOOR OFFICE/WAREHOUSE	2,576 SF	1,731 SF	1,730 SF
MEZZANINE OFFICE	601 SF	282 SF	230 SF
REAR MEZZANINE STORAGE		330 SF	
TOTAL	3,177 SF	2,343 SF	1,960 SF

BASIC LEASE RATE

Building: \$23.95 PSF, net,
per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at approximately \$6.95
PSF plus management fee

AVAILABILITY

Unit 101 - 102: Immediately
Unit 106: August 1, 2025

SIDE YARD AREA

1,033 SF of fenced yard area.
Available at \$500.00 per month,
gross, plus GST.

COMMENTS

Rare opportunity to lease high
exposure, renovated industrial units
ideal for service, light manufacturing
or warehouse/showroom uses.

