

FOR LEASE

1161 KINGSWAY AVENUE

PORT COQUITLAM, BC

NOW UNDER CONSTRUCTION



A MODERN MULTI-TENANT INDUSTRIAL BUILDING



PROPERTY FEATURES

A modern multi-tenant industrial building with high exposure to the busy Mary Hill ByPass.



Building Size: ±13,109 SF

Space Availability: From 2,237 SF - 13,109 SF

Site Size: 0.91 Acres

Clear Height: 27'6"

Loading: Grade loading to each unit

Power: 200A @ 120/208V, 3-phase, 4W to each unit

Parking: 25 on site parking stalls

Availability Q2/Q3 2027

Space Condition: Shell

Additional Rent (2026): Estimated at approximately \$9.27 per square foot, per annum, plus GST

Lease Rate: \$23.95 per square foot, net, per annum, plus GST

Available Spaces:	Main Floor	Mezzanine Floor	Total Area
Unit 1110	1,702 SF	681 SF	2,383 SF
Unit 1120	1,599 SF	638 SF	2,237 SF
Unit 1130	1,993 SF	794 SF	2,787 SF
Unit 1140/1240	3,511 SF	2,191 SF	5,702 SF

PROPERTY PICTURES



*August 2007



AERIAL MAP

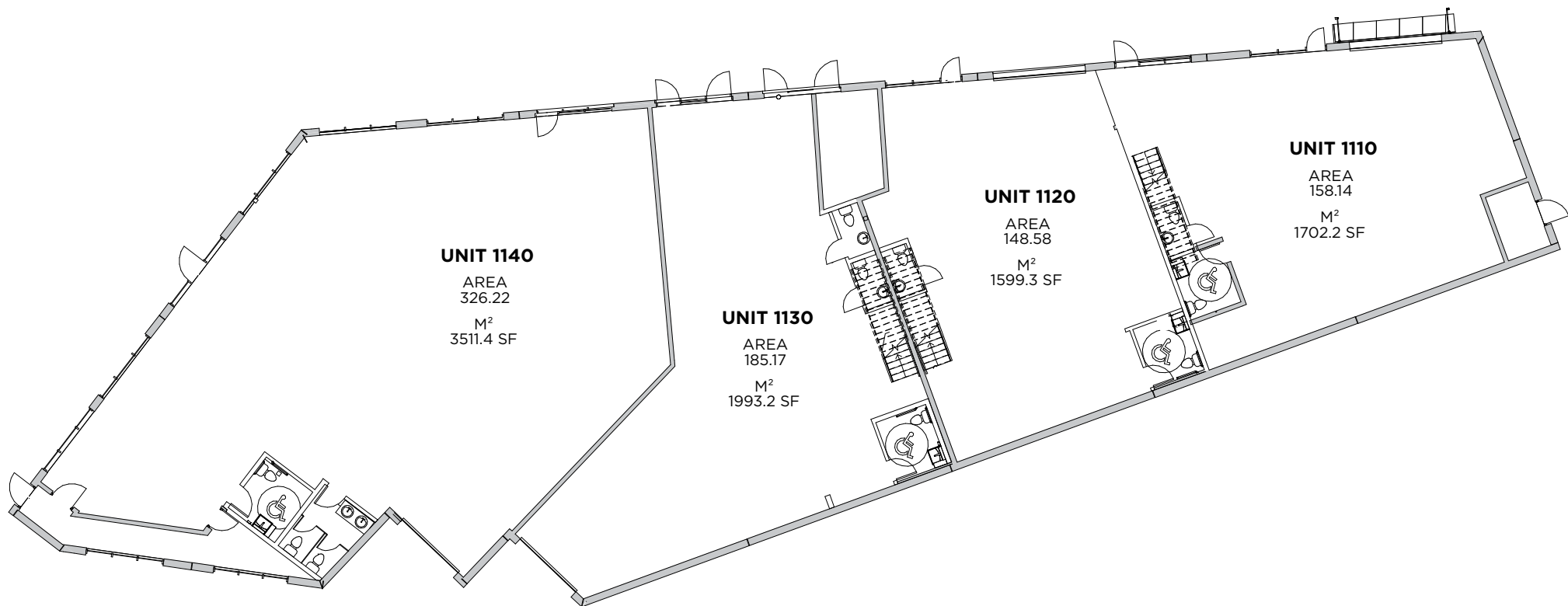
LOCATION

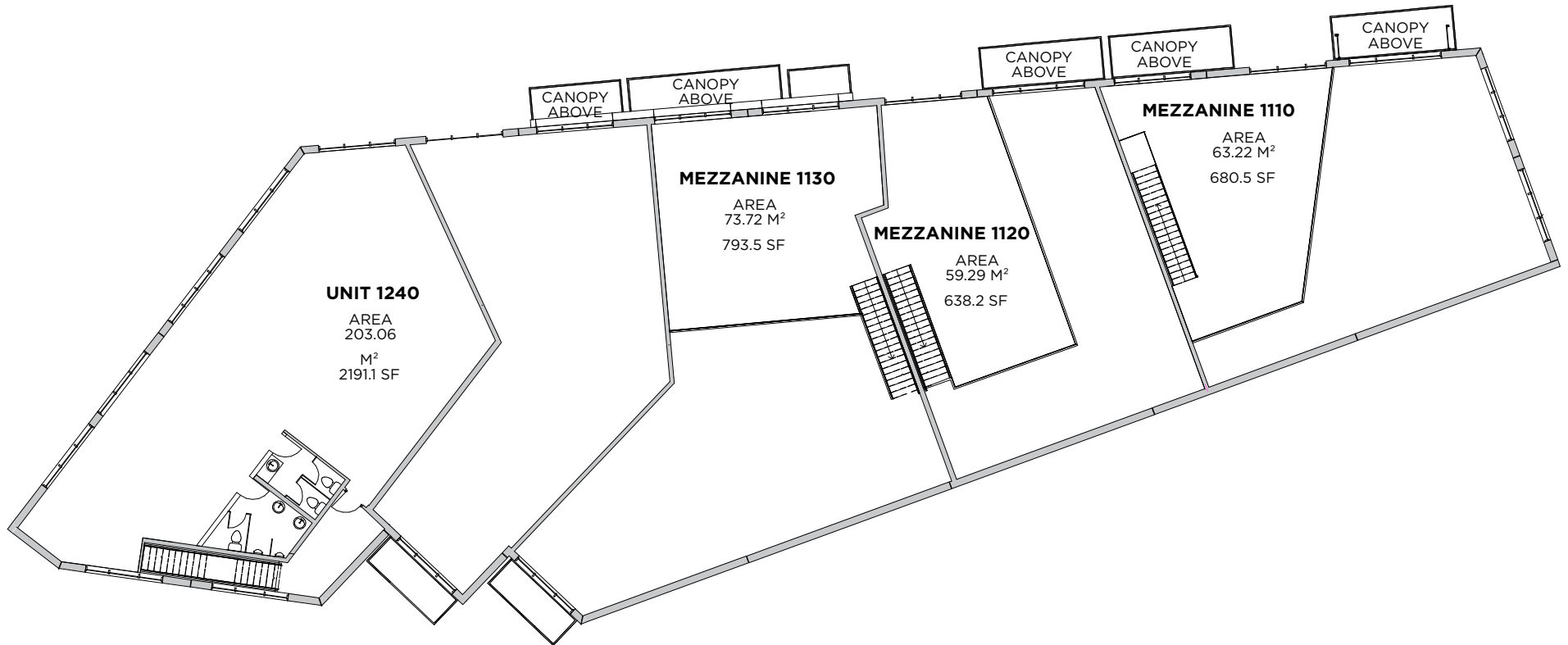
Positioned at the high-exposure southeast corner of Mary Hill Bypass & Kingsway Avenue in Port Coquitlam, this prime location offers exceptional visibility with a rapidly growing traffic count. Surrounded by a thriving business and retail community, it provides direct connectivity to all major transportation routes.

With seamless access to Lougheed Highway, Highway 1, the Pitt River Bridge, and the Golden Ears Bridge, as well as the South Fraser Perimeter Road, this location ensures effortless distribution and customer access throughout the Lower Mainland. Whether your business relies on logistics, retail foot traffic, or brand visibility, this is a strategic hub designed for success.

SITE PLANS

MAIN FLOOR LAYOUT





MEZZANINE FLOOR LAYOUT

FOR MORE INFORMATION, PLEASE CONTACT:

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