

FOR LEASE

1161 KINGSWAY AVENUE

PORT COQUITLAM, BC



A MODERN MULTI-TENANT INDUSTRIAL BUILDING

 CUSHMAN &
WAKEFIELD

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	Q4 2026 \ Q1 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



HIGH VISIBILITY LOCATION - over 67,000 cars per day*



*August 2007



AERIAL MAP

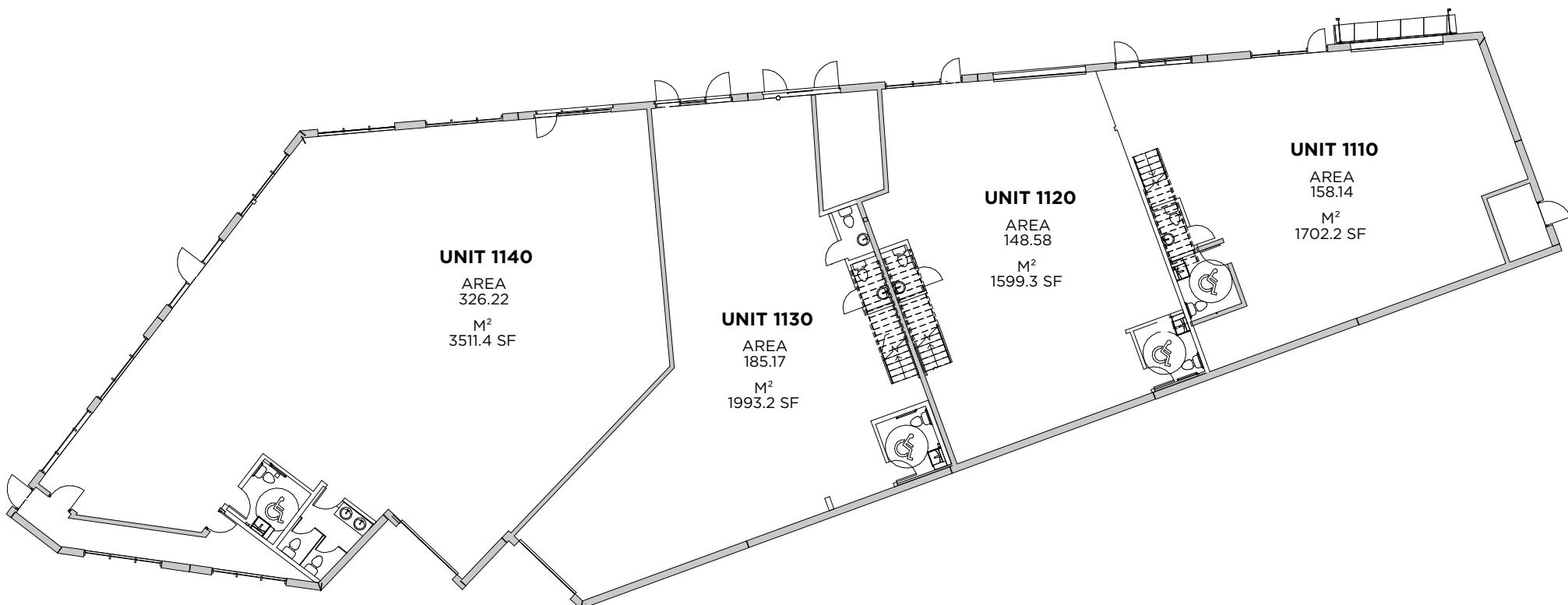
LOCATION

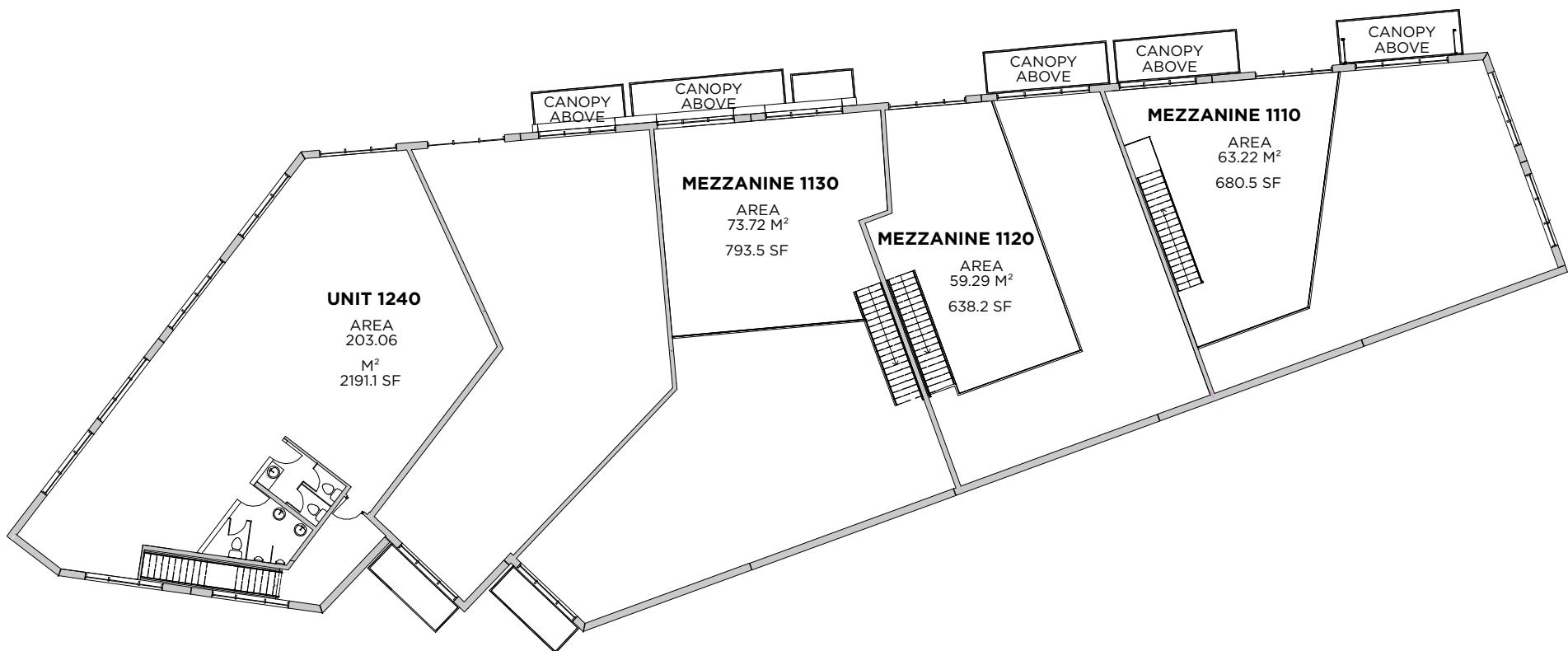
Positioned at the high-exposure southeast corner of Mary Hill Bypass & Kingsway Avenue in Port Coquitlam, this prime location offers exceptional visibility with a rapidly growing traffic count. Surrounded by a thriving business and retail community, it provides direct connectivity to all major transportation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