

FOR LEASE

# 1161 KINGSWAY AVENUE

PORT COQUITLAM, BC



***A MODERN MULTI-TENANT INDUSTRIAL BUILDING***



# PROPERTY FEATURES

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



<b>Building Size:</b>	±13,109 SF		
<b>Space Availability:</b>	From 2,237 SF - 13,109 SF		
<b>Site Size:</b>	0.91 Acres		
<b>Clear Height:</b>	27'6"		
<b>Loading:</b>	Grade loading to each unit		
<b>Power:</b>	200A @ 120/208V, 3-phase, 4W to each unit		
<b>Parking:</b>	25 on site parking stalls		
<b>Availability</b>	Q4 2026 \ Q1 2027		
<b>Space Condition:</b>	Shell		
<b>Additional Rent (2026):</b>	Estimated at approximately \$9.27 per square foot, per annum, plus GST		
<b>Lease Rate:</b>	\$23.95 per square foot, net, per annum, plus GST		
<b>Available Spaces:</b>	<b>Main Floor</b>	<b>Mezzanine Floor</b>	<b>Total Area</b>
<b>Unit 1110</b>	1,702 SF	681 SF	2,383 SF
<b>Unit 1120</b>	1,599 SF	638 SF	2,237 SF
<b>Unit 1130</b>	1,993 SF	794 SF	2,787 SF
<b>Unit 1140/1240</b>	3,511 SF	2,191 SF	5,702 SF



# PROPERTY PICTURES



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



\*August 2007





# AERIAL MAP

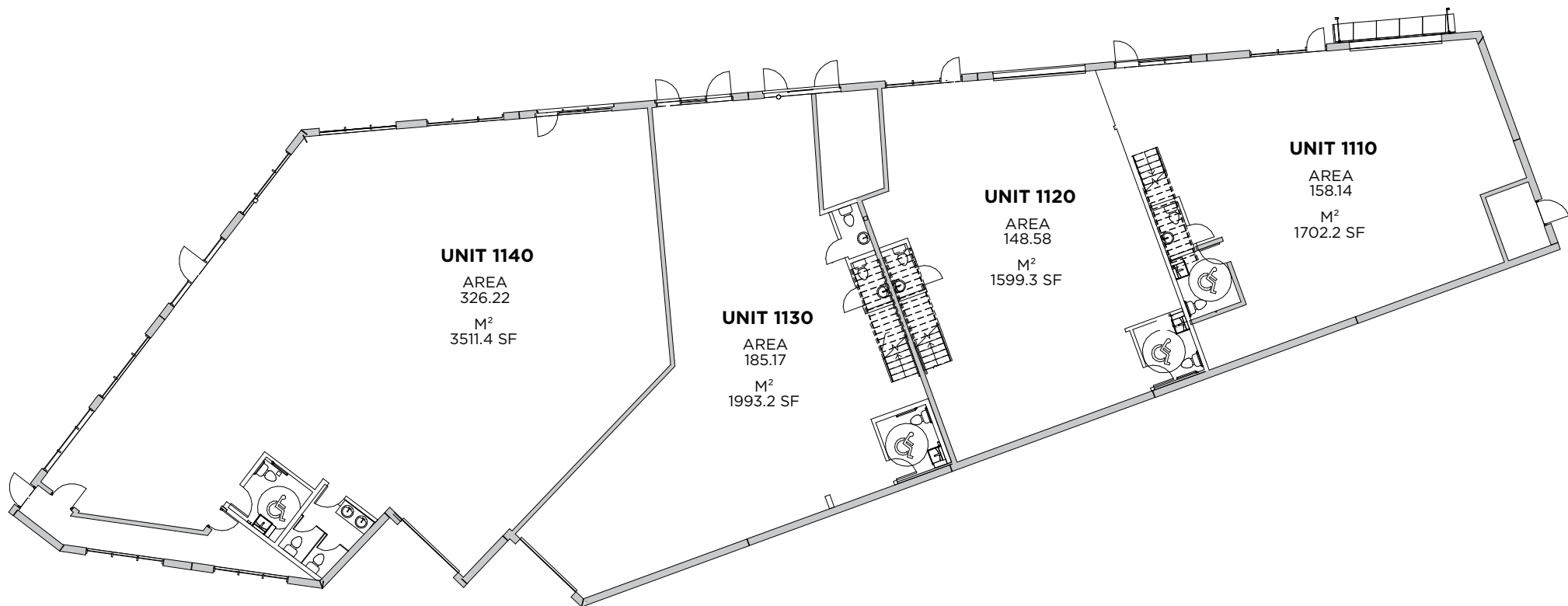
## LOCATION

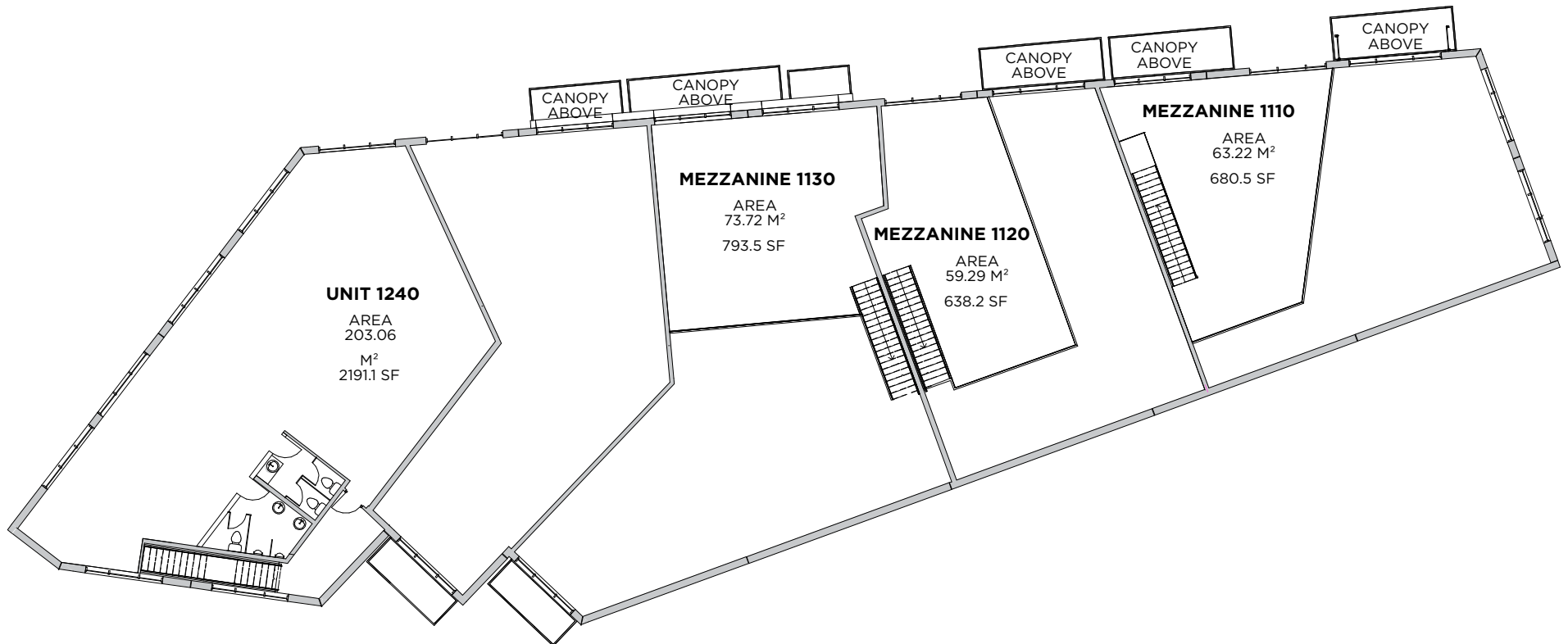
Positioned at the high-exposure southeast corner of Mary Hill Bypass & Kingsway Avenue in Port Coquitlam, this prime location offers exceptional visibility with a rapidly growing traffic count. Surrounded by a thriving business and retail community, it provides direct connectivity to all major transportation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