

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.



Building Size:	±13,109 SF
Space Availability:	From 2,237 SF - 13,109 SF
Site Size:	0.91 Acres
Clear Height:	Approximately 27'6"
Loading:	Grade loading to each unit
Parking:	25 Onsite parking stalls
Availability	Q4 2026 \ Q1 2027
Space Condition:	Shell
Additional Rent (2025):	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 110	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

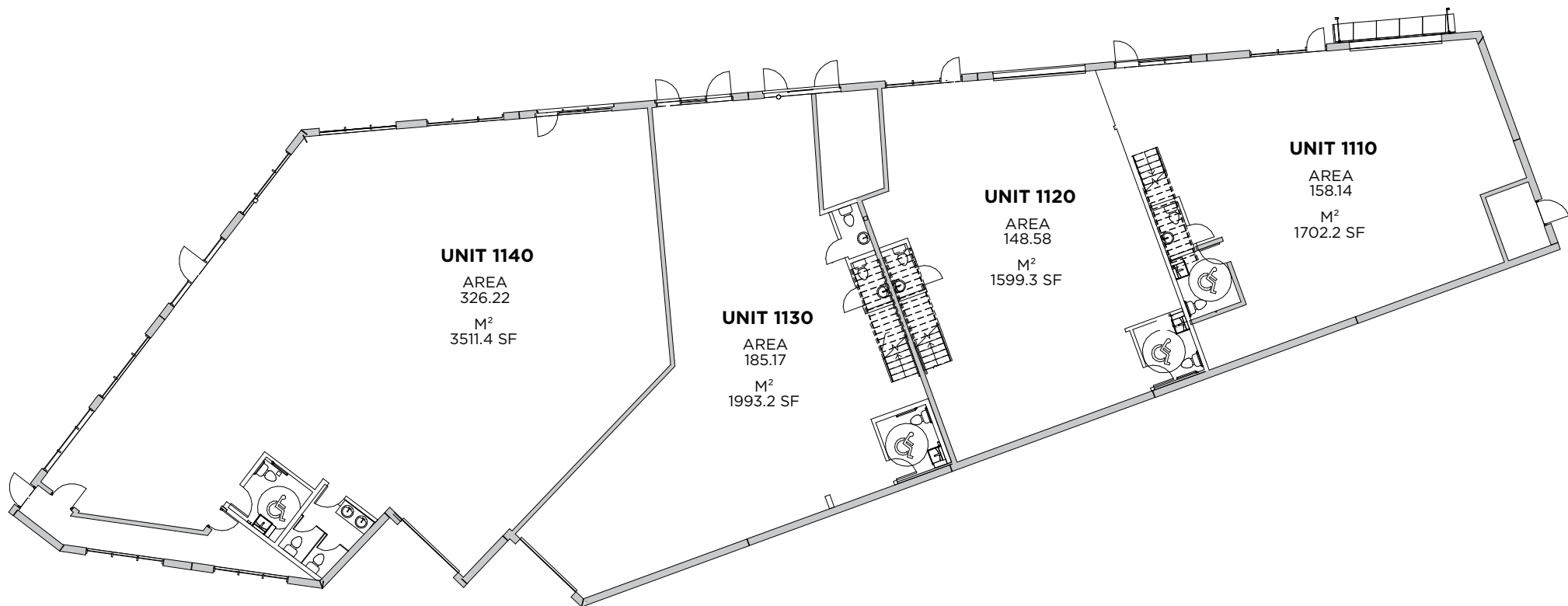
LOCATION

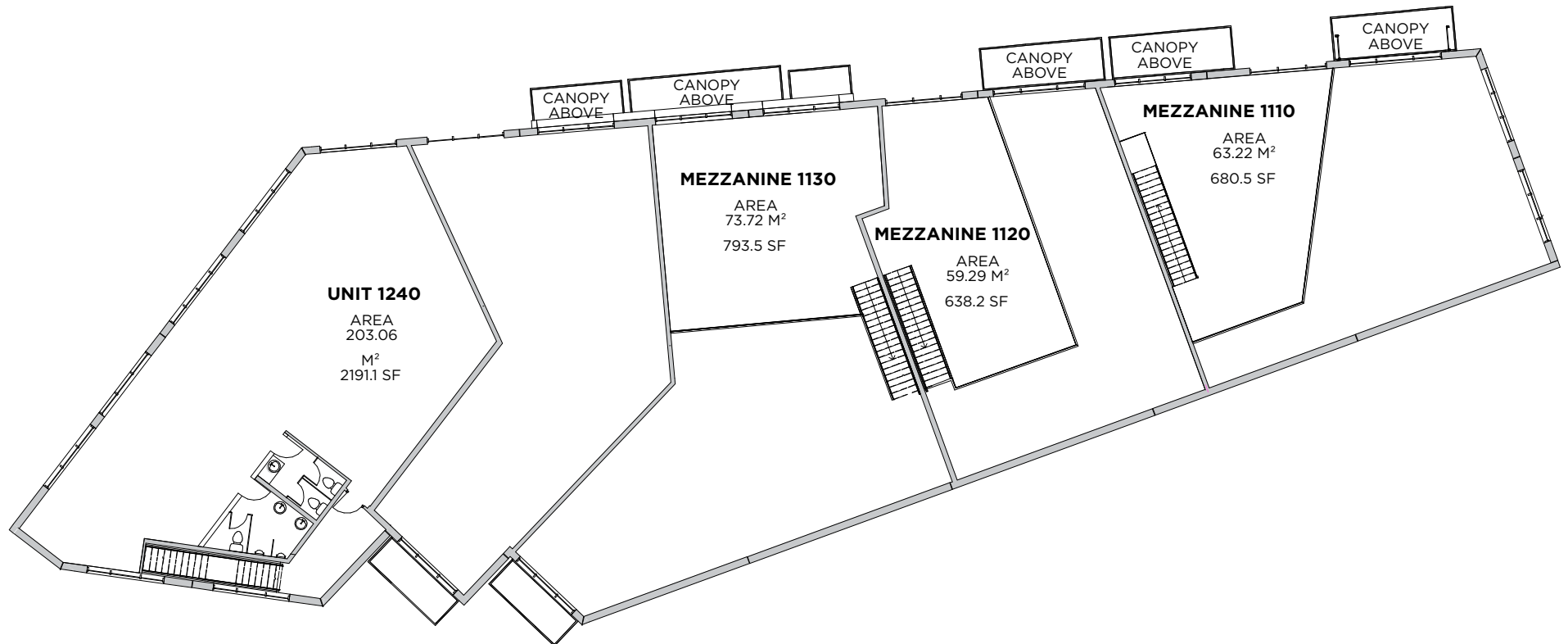
Positioned at the high-exposure southeast corner of Mary Hill Bypass & Kingsway Avenue in Port Coquitlam, this prime location offers exceptional visibility with a rapidly growing traffic count. Surrounded by a thriving business and retail community, it provides direct connectivity to all major transportation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

KEVIN VOLZ

Person Real Estate Corporation
Vice President, Industrial Sales & Leasing
+1 604 640 5851
kevin.volz@cushwake.com

ALEX EASTMAN

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

700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1
+1 604 683 3111

cushmanwakefield.ca



©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

