

FOR LEASE | UNIT 701

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC

END CAP INDUSTRIAL UNIT



**CUSHMAN &
WAKEFIELD**



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UNIT 701 | 2071 KINGSWAY AVENUE PORT COQUITLAM, BC



LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue between the West Coast Express Station and the Coast Mountain Bus Company depot across from the newly built Port Coquitlam Recreation Centre. The location is within walking distance from all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill Bypass.

PROPERTY FEATURES

- Concrete tilt-up construction
- Corner unit
- Abundance of windows
- Fully sprinklered
- Approximately 10' x 12' rear grade loading door (at side)
- Approximately 21'11" clear ceilings in warehouse
- 120/208V, 100A, 3-phase electrical service (tenant to verify)
- Radiant tube heating in warehouse
- Fluorescent lighting
- Ample natural light to office and warehouse areas
- One (1) washroom
- Three (3) reserved parking stalls plus "visitor" parking

TOTAL AVAILABLE AREA

Warehouse	1,673 SF
Main Floor Office	206 SF
Main Floor Area	1,879 SF
Mezzanine Office	206 SF
Mezzanine Storage	279 SF
Mezzanine Floor	485 SF
Total Available Area	2,364 SF*

**Measurements are approximate.*

ZONING

CD20 zoning with light industrial guidelines. Accessory retail uses are allowed

LEASE RATE

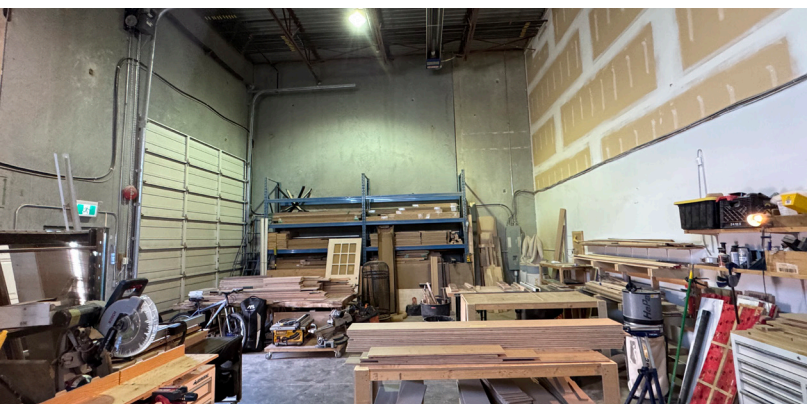
\$18.95 per SF, net, per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at approximately \$8.30 per SF, per annum, plus GST

AVAILABILITY

Approximately 30-60 days



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