



**UNIT 3**  
**1385 KINGSWAY AVENUE**  
PORT COQUITLAM, BC

**FOR LEASE**  
*3,113 SF with 12,000 SF of  
Paved, Fenced & Secure Yard*



# UNIT 3

## 1385 KINGSWAY AVENUE

PORT COQUITLAM, BC

### LOCATION

This quality building is located on high-traffic Kingsway Avenue in Port Coquitlam with excellent visibility and easy access to major routes including Highway 1, Lougheed Highway, and the Mary Hill Bypass. Located close to public transit and local amenities, the site provides easy access for both customers and employees.

### ZONING

M-2 (General Industrial) permits a wide range of industrial, automotive/truck service, service, manufacturing, and warehousing uses.

### PROPERTY FEATURES

- 12,000 SF of paved yard / excess parking at rear
- Exposure to Kingsway Avenue
- Concrete block demising walls
- 14' x 16' drive-through grade loading
- 3-phase electrical service
- Newly finished A/C office space
- One (1) bathroom
- Two (2) parking stalls at front
- Fully fenced property with electronic gate and security cameras

### AVAILABLE AREA - UNIT 3

Warehouse	2,458 SF
Office	645 SF
<b>Available Area</b>	<b>3,113 SF</b>
Fenced & Secure Yard	12,000 SF

### LEASE RATE

\$19.95 PSF, net, for Available Area

\$4.00 PSF, net, for Fenced & Secure Yard

### ADDITIONAL RENT (2025)

Approximately \$3,364.63 per month, plus GST

### AVAILABILITY

Immediate





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PORT COQUITLAM, BC

## PROPERTY PHOTOS







**FOR MORE INFORMATION, CONTACT:**

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