

FOR SALE

**2,834 SF HIGH EXPOSURE
INDUSTRIAL UNIT**



UNIT 114

2071 KINGSWAY AVE

KINGSWAY CORPORATE CENTER

PORT COQUITLAM, BC



**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS/

LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue across from the Port Coquitlam Community Centre. This location is within walking distance of all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hills Bypass.

LEGAL DESCRIPTION

Strata Lot 14 District Lot 463 Group 1 New Westminster District
Strata Plan LMS3723
(PID: 024-318-515)

ZONING

CD20 zoning has light industrial guidelines allowing for a wide variety of industrial uses and some office uses. Accessory retail uses are permitted.

BUILDING FEATURES

- Concrete tilt-up construction (1998)
- Fully sprinklered
- High profile corporate presence
- Approximately 21' ceilings in warehouse
- Radiant tube heating
- Fluorescent lighting in warehouse
- Ample natural light to office & warehouse areas
- HVAC System in office areas
- Two (2) washrooms
- Four (4) designated parking stalls plus visitor stalls throughout the complex

BUILDING AREA

Main Floor Office / Showroom	834 SF
Warehouse	1,166 SF
Main Floor Area	1,834 SF
Second Floor Office	834 SF
Total Available Area	2,834 SF

ASKING PRICE

\$1,629,000

STRATA FEES

\$496.90 per month, plus GST

PROPERTY TAXES (2025)

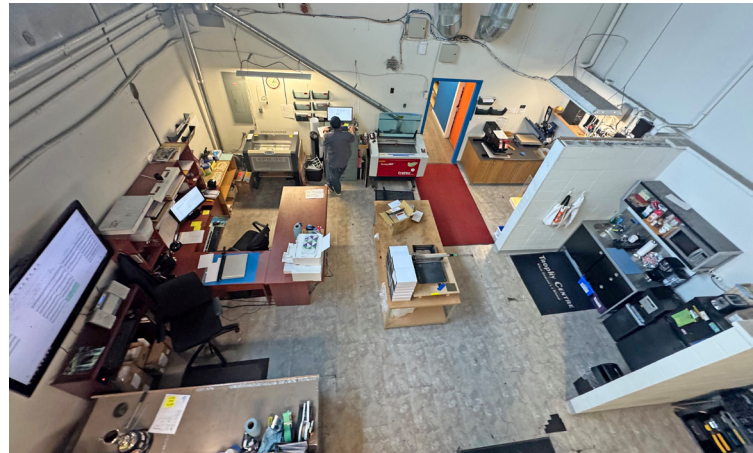
\$15,622.84

AVAILABILITY

Early 2026 vacant possession

COMMENTS

Small warehouse mezzanine can remain or removed



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