

# FOR LEASE

39,449 SF EXCELLENT QUALITY,  
HIGH CEILING DISTRIBUTION SPACE



# 1725

COAST MERIDIAN ROAD | PORT COQUITLAM, BC

CONNEST

CUSHMAN &  
WAKEFIELD

# PROPERTY FEATURES

## LOCATION

This exceptional quality distribution facility is located one block north of the Mary Hill ByPass, just minutes from the Lougheed and Trans Canada Highways. Both the Port Mann and Golden Ears Bridges are within 10 minutes of the location and Downtown Vancouver is just 30 minutes to the west.

## ZONING

M2 Heavy Industrial, permitting a wide range of distribution, manufacturing, assembly, processing, service and repair. The Landlord will restrict uses that create excessive odours or airborne particles.

## FEATURES

- 30' clear ceiling height
- Five (5) insulated dock doors with bumpers, levelers & lights
- Two (2) drive-in (12' x 14') doors
- T-5 energy-efficient fluorescent lighting
- Fully sprinklered
- 200 Amp 600 Volt 3-phase electrical
- Pallet storage over loading docks
- 3 washrooms plus kitchenette
- Bright, clean warehouse space



## AVAILABLE AREA

Main Floor Office	±1,300 SF
Warehouse	±38,149 SF
<b>Total Available Area</b>	<b>±39,449 SF</b>

## LEASE RATE

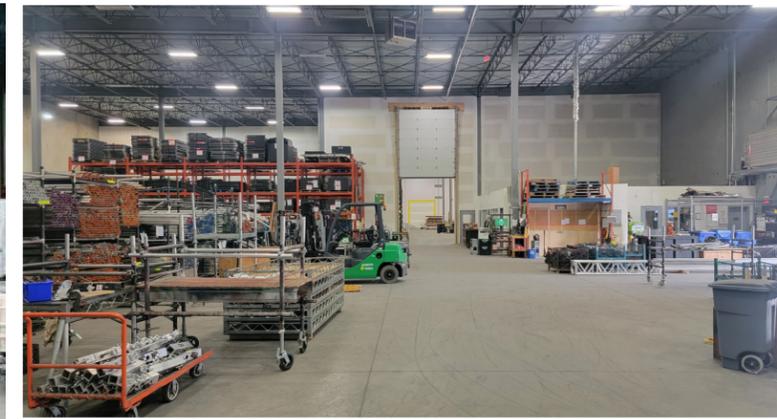
\$21.95 PSF, per annum, net

## ADDITIONAL RENT

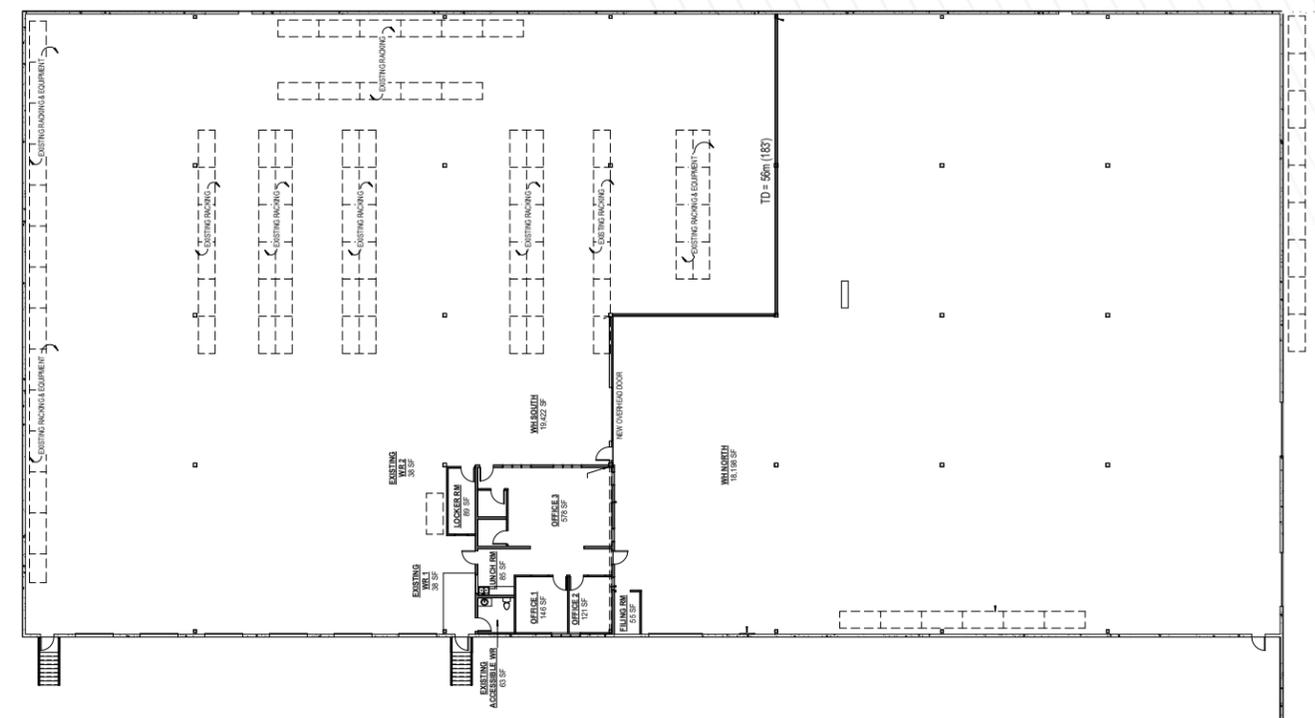
\$5.43 PSF plus management and admin fee (2026 estimate)

## AVAILABILITY

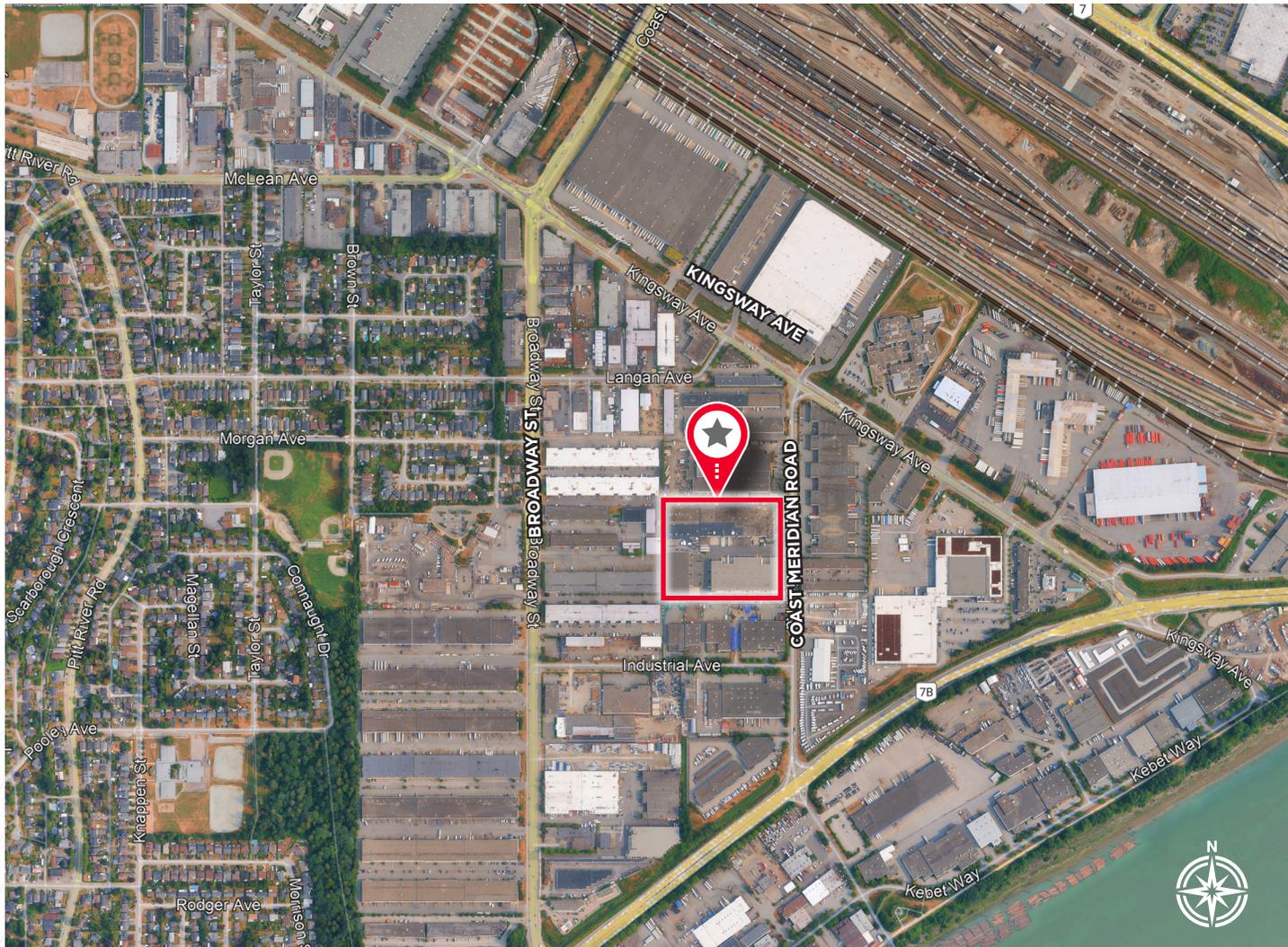
February 1, 2027



## FLOOR PLAN



# PROPERTY LOCATION



## CONTACT US

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