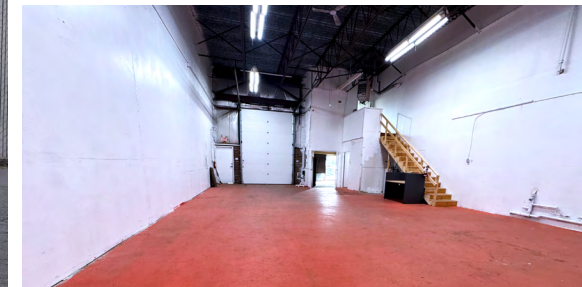
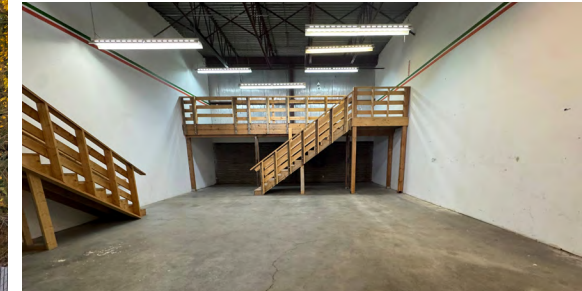


FOR SALE OR LEASE

1,960 & 2,012 SF INDUSTRIAL UNITS
HIGH TRAFFIC EXPOSURE



1875 BROADWAY STREET PORT COQUITLAM, BC

Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Alex Eastman

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



©2026 Cushman & Wakefield. 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. PD-76949

PROPERTY HIGHLIGHTS

LOCATION

Located on the northwest corner of Langan Avenue and the four-lane Broadway Street within the Mary Hill Industrial Area. Easy access is granted via the Mary Hill ByPass to the south, Kingsway Avenue to the north as well as the new Coast Meridian Overpass.

ZONING

M-3 (Clean Industrial)

Allowing a wide range of industrial uses plus accessory retail sales.

PROPERTY FEATURES

- Broadway Street exposure
- Approximately 20' ceiling height
- Brand new 10' x 14' grade loading doors
- 3-phase electrical service
- Handicap standard washroom in each unit
- Ceiling fans
- Fluorescent lighting
- Forced-air natural gas warehouse heating
- Baseboard heating in office

AVAILABLE AREA

	UNIT 101	UNIT 102	UNIT 103	UNIT 106
MAIN FLOOR OFFICE/WAREHOUSE	2,576 SF	1,731 SF	1,730 SF	1,730 SF
MEZZANINE OFFICE	SOLD	SOLD	282 SF	230 SF
REAR MEZZANINE STORAGE		330 SF		
TOTAL	3,177 SF	2,343 SF	2,012 SF	1,960 SF

BASIC LEASE RATE

\$19.95 PSF, per annum, plus GST

SALE PRICE

Please consult listing agents

ADDITIONAL RENT (2026)

Unit 103: \$10.51 PSF

Unit 106: \$10.67 PSF

COMMENTS

Rare opportunity to lease or purchase high exposure, renovated industrial units ideal for service, light manufacturing or warehouse/showroom uses.

AVAILABILITY

Immediate

