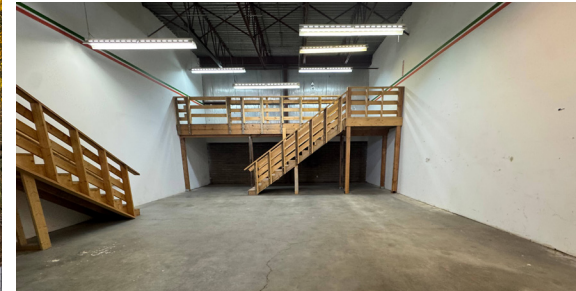


# FOR LEASE

## 1,960, 2,340 & 3,177 SF PLUS SIDE YARD HIGH TRAFFIC EXPOSURE



## 1875 BROADWAY STREET PORT COQUITLAM, BC

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# 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 106
MAIN FLOOR OFFICE/WAREHOUSE	2,576 SF	1,731 SF	1,730 SF
MEZZANINE OFFICE	601 SF	282 SF	230 SF
REAR MEZZANINE STORAGE		330 SF	
<b>TOTAL</b>	<b>3,177 SF</b>	<b>2,343 SF</b>	<b>1,960 SF</b>

## BASIC LEASE RATE

\$19.95 PSF, per annum,  
plus GST

## ADDITIONAL RENT (2025)

Unit 101: \$8.72 PSF  
Unit 102: \$7.86 PSF  
Unit 106: \$9.40 PSF

## AVAILABILITY

Immediate

## SIDE YARD AREA

1,033 SF of fenced yard area.  
Lease rate available upon request

## COMMENTS

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

