

FOR LEASE
HIGH EXPOSURE INDUSTRIAL SPACE
\$17.95 PSF/YR, NET



UNIT 2108 & 2109
1225 KINGSWAY AVE
PORT COQUITLAM, BC



HIGHLIGHTS/

LOCATION

This property is situated at the east end of Kingsway Avenue, directly adjacent to the Mary Hill Bypass. It offers convenient access to major arterial routes, including the Mary Hill Bypass, Lougheed Highway, Coast Meridian Overpass, and the Pitt River Bridge. Fremont Village Shopping Centre is only a five-minute drive away.

ZONING

M-2 (Heavy Industrial) zoning allows for a wide variety of industrial uses. A copy of the zoning bylaws and strata bylaws are available for review.

BUILDING FEATURES

- Concrete tilt-up construction (2005)
- Direct exposure to the Mary Hill ByPass
- Alarm system & security bars
- Fully sprinklered
- Six (6) designated parking spaces
- 23' warehouse ceilings
- Two (2) 100 amp 3-phase electrical service panels
- Radiant tube warehouse heating
- Energy-efficient fluorescent lighting
- Two (2) 10' x 12' rear grade loading doors
- Two (2) 2-pc washrooms & a shower facility
- Large open office layouts including private offices finished with laminate hardwood flooring, HVAC system, kitchenette area & an abundance of large windows

LEGAL DESCRIPTION

Strata Lots 13 & 14 Section 17 and 18 Block 6 North Range 1 East New Westminster District Strata Plan BCS1753 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V (PIDs: 026-620-171 & 026-620-189)

AVAILABLE AREA

Main Floor Office/Showroom	1,558 SF
Warehouse	2,335 SF
<hr/>	
Main Floor Area	3,893 SF
Second Floor Office	1,558 SF
<hr/>	
Total Available Area	5,451 SF

LEASE RATE

REDUCED TO \$17.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

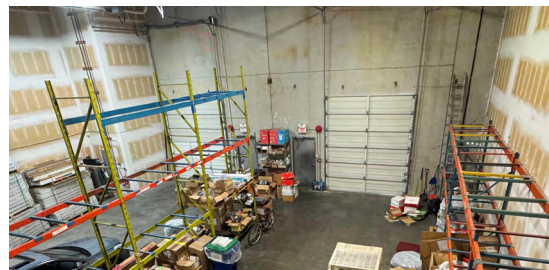
Approximately \$6.97 per square foot, per annum, plus GST

AVAILABILITY

Immediate

COMMENTS

The warehouse area can be reduced in size if willing to accommodate third party storage.



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 | +1 604 608 5933 | alex.eastman@cushwake.com

700 West Georgia St, Suite 1200 | Vancouver, BC | +1 604 683 3111 | cushmanwakefield.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.