

**FOR LEASE**  
**HIGH EXPOSURE INDUSTRIAL SPACE**  
**\$10.00 PSF/YR, NET FOR THE 1ST YEAR**



**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
Main Floor Area	3,893 SF
Second Floor Office	1,558 SF
Total Available Area	5,451 SF

## LEASE RATE

**\$10.00 per square foot, net, per annum plus GST for the first year of the lease term**

## ADDITIONAL RENT (2026)

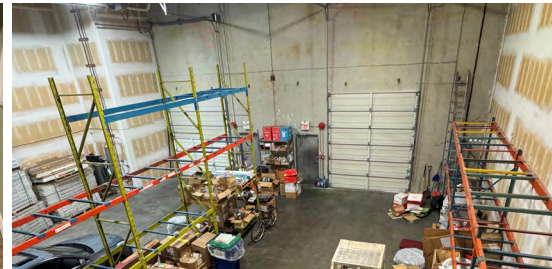
Approximately \$6.97 per square foot, per annum, plus GST

## AVAILABILITY

Immediate

## COMMENTS

The warehouse area can be reduced in size if willing to accommodate third party storage. The existing forklift is available for the new tenant's use.



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