

FOR LEASE | 2,400 SF INDUSTRIAL WAREHOUSE

1485

COAST MERIDIAN ROAD
Port Coquitlam, BC



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THE OPPORTUNITY

The property features a rare and unique opportunity to lease various office/shop units and yard areas with easy access and high visibility along the Mary Hill Bypass. The property was originally designed as a truck stop and is ideally suited for truck servicing/repair and trailer parking, as well as other uses such as automotive or marine repair and retail sales of boats, RV's, building supplies or heavy equipment.

SALIENT DETAILS

CIVIC ADDRESS 1485 Coast Meridian Road, Port Coquitlam, BC

ZONING CD-24 (Largely based on M-1 Industrial)

| | Unit 408 | Unit 404/405 |
|-----------------------------|-----------------|---------------|
| Warehouse | 1,600 SF | LEASED |
| Mezzanine | 400 SF | LEASED |
| Main Floor Office / Storage | 400 SF | LEASED |
| Total | 2,400 SF | LEASED |

Dedicated Yard Area ±37,000 SF

YARD AREA The Landlord has constructed two (2) approx. 2,000 SF Quonset huts in north yard.

CEILING HEIGHT 17.5' Clear in Building 400

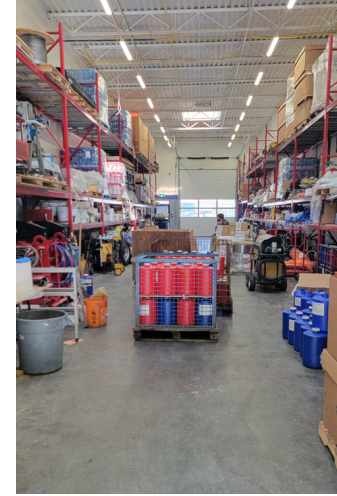
LOADING **Building 400:** 12' x 14' grade doors
New insulated loading doors in most units

OCCUPANCY **Unit 408:** June 1, 2026

Yard: Immediately

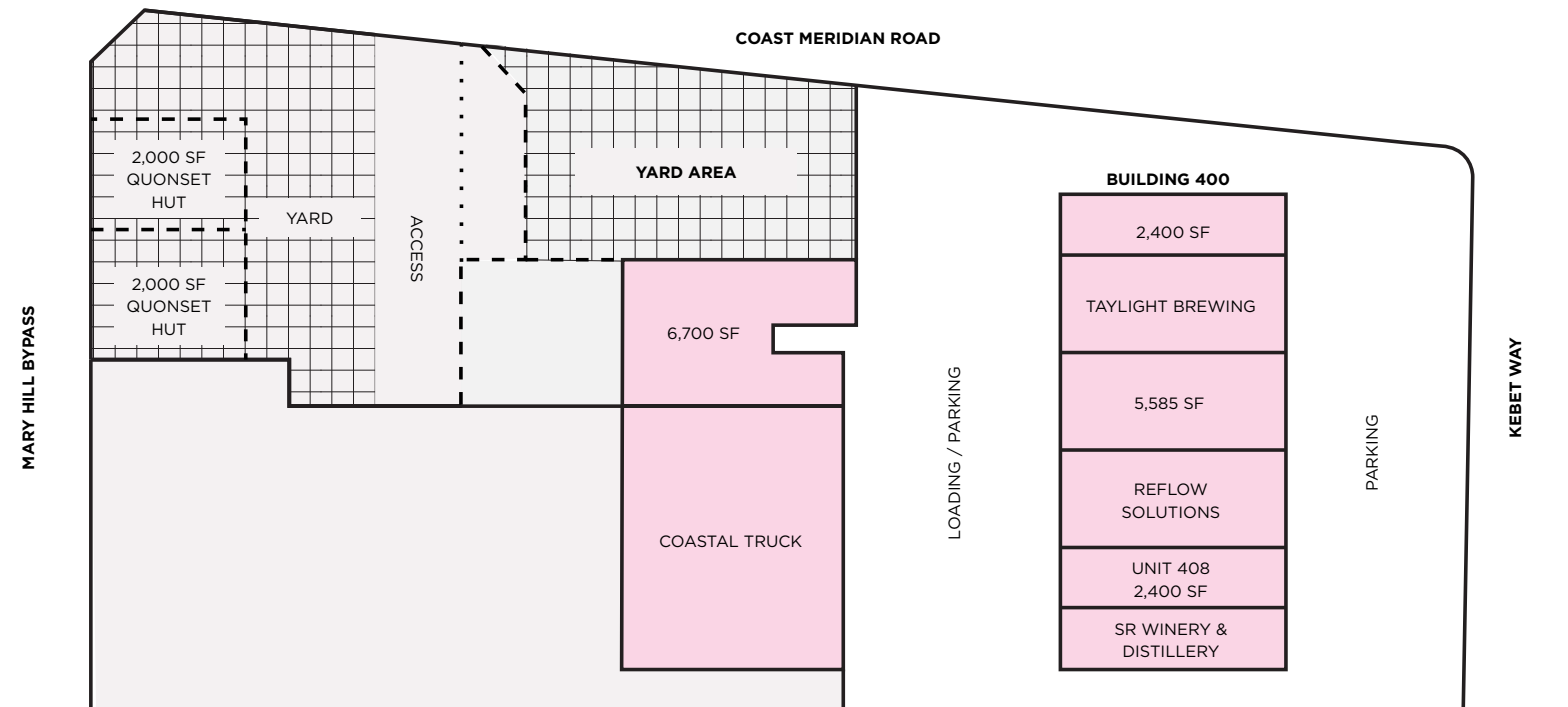
ASKING RATES **Unit 408:** \$22.95 PSF, NET

Yard: \$4.50 PSF, GROSS



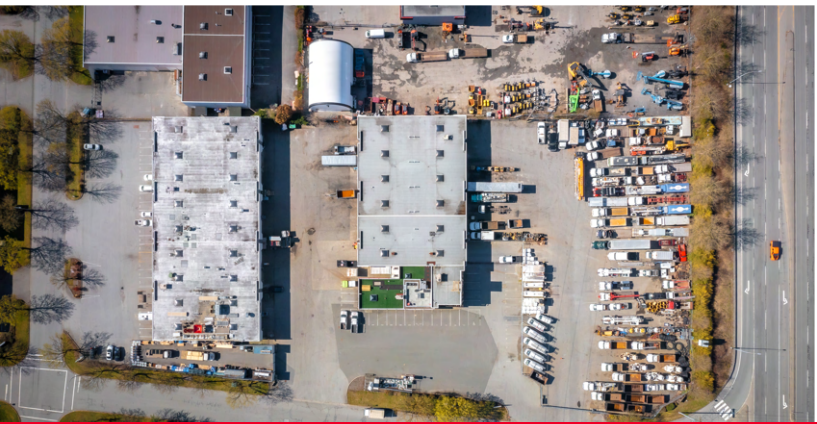
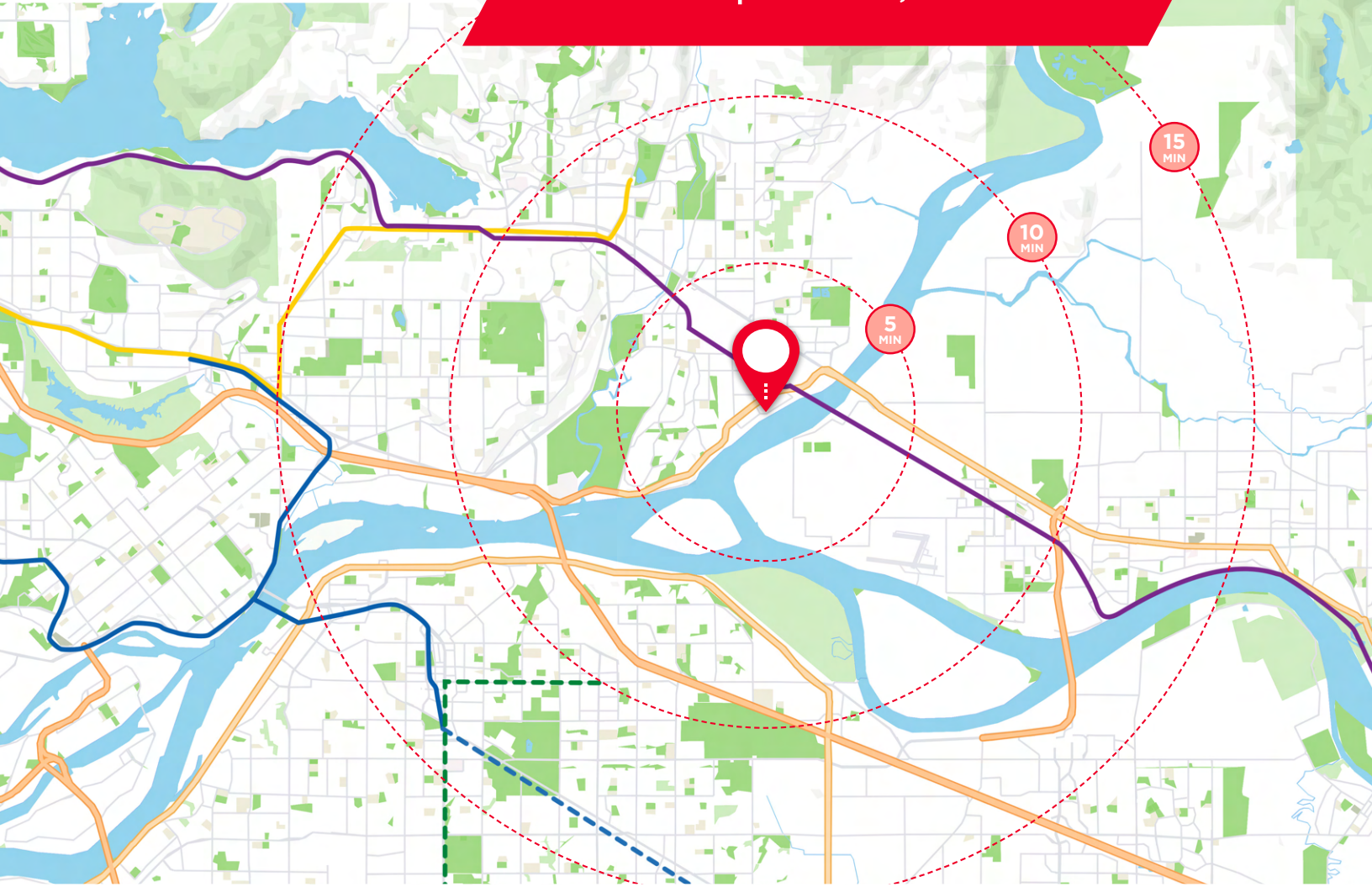
BUILDING FEATURES

- Significant parking on all sides of the property
- Overhead radiant tube heat
- Lighting upgraded to LED in all warehouse bays
- Skylights
- New roof
- Air-conditioned office areas
- 12' x 14' grade level loading



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