

1870 MCLEAN AVENUE

UNIT 9 & 12 | PORT COQUITLAM, BC



NOW AVAILABLE
1,550 SF UNITS

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PROPERTY HIGHLIGHTS

OPPORTUNITY

To lease small functional industrial units.

LOCATION

The subject property is located two blocks west of Kingsway Avenue & the Coast Meridian Overpass. in the Mary Hill Industrial Area. Broadway Street and the Mary Hill By-Pass provide easy access to the TransCanada Highway to the west and the Lougheed Highway to the northeast. Situated next to the Cat & Fiddle Pub.

ZONING

M-3 (Clean Industrial) permits a wide range of industrial uses plus accessory retail sales.

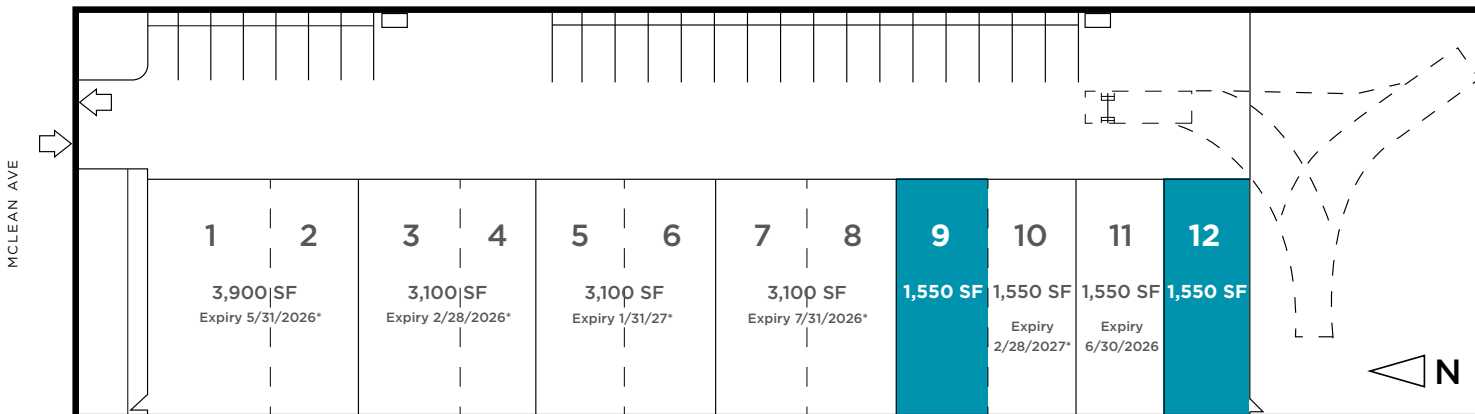
AVAILABLE UNITS

Unit 9	1,550 SF
Unit 12	1,550 SF

Terms

Lease terms for six (6) months or longer.

SITE PLAN



Available Space *Six (6) month renewable term after expiry



FEATURES

- Concrete block construction (Aprox. 1989)
- Front grade loading door (12' x 14') to each unit
- Two (2) parking stalls per unit
- Capacity to add mezzanine office to most units
- 7,392 SF excess land at rear for potential additional parking

LEASE RATE

\$18.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

Approximately \$7.95 per square foot, per annum, plus GST



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