



CUSHMAN &
WAKEFIELD



FOR LEASE

**13,403 SF FREESTANDING
BUILDING ON A 0.54 ACRE LOT**

**2552
Davies Avenue**

Port Coquitlam, BC V3C 2J9



THE OPPORTUNITY

The subject property is located on the south side of Davies Avenue, just east of Westwood Street, within a well-established light industrial area of northwest Port Coquitlam. The property offers excellent connectivity to Lougheed Highway, Highway 1, and key regional trucking routes, supporting efficient industrial and distribution operations. Coquitlam Centre and the SkyTrain station are less than one mile to the west, providing convenient access to workforce amenities, services, and transit.

ZONING

M-3 (Clean Industrial) zoning allows a wide variety of industrial uses with ancillary office & retail components. Full zoning bylaws are available at portcoquitlam.ca

BUILDING FEATURES

- 20' ceiling in warehouse
- Two grade level loading doors (one converted dock)
- 200 Amp, 600 Volt, 3 phase electrical power (tenant to verify)
- Ample on-site parking & street parking available
- Offices serviced by HVAC system
- Multiple washrooms, lunchroom with sink/counter with cabinetry
- Multiple private offices

AVAILABILITY

September 1, 2026

AVAILABLE AREA

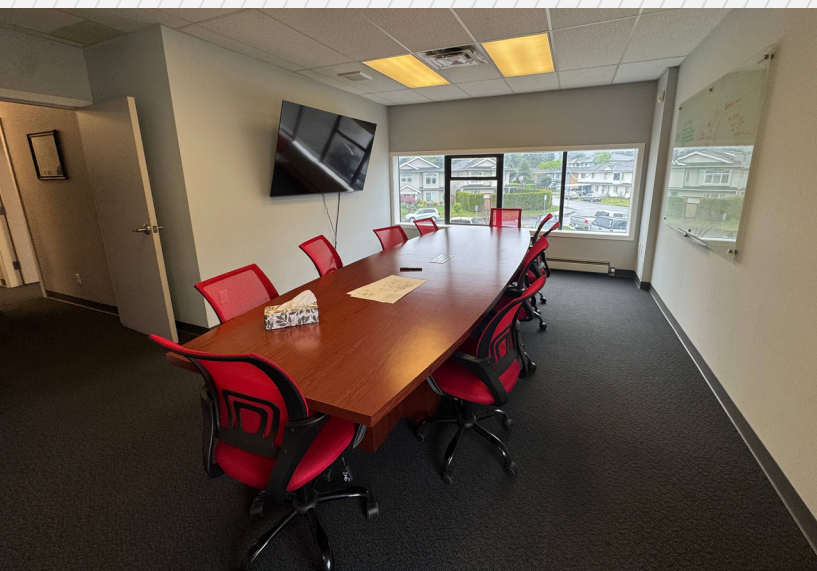
Main Floor Office	2,047 SF
Warehouse Shop Area	9,009 SF
Main Floor Area	11,056 SF
Second Floor Office	2,047 SF
Mezzanine Space	300 SF
TOTAL	13,403 SF

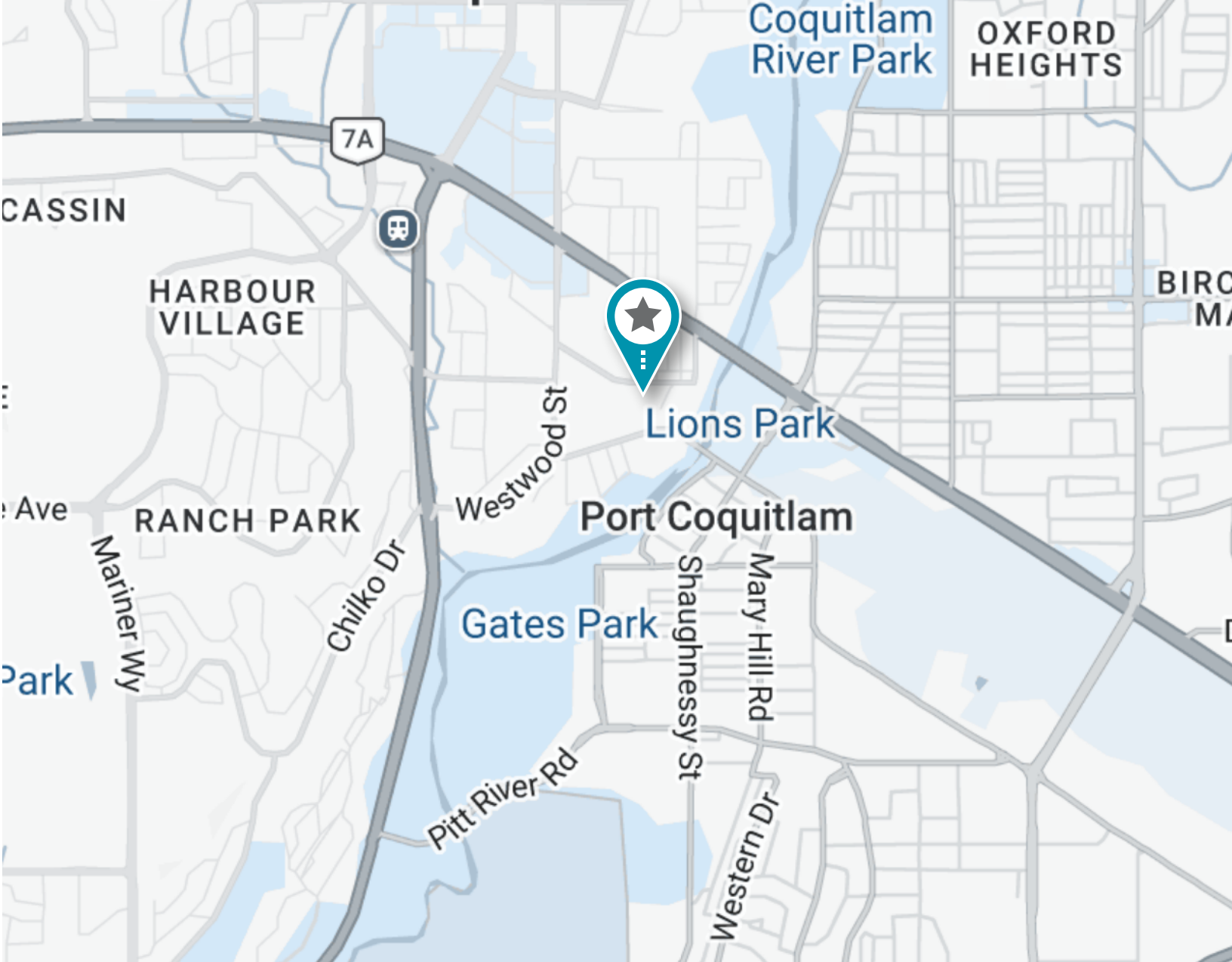
BASIC LEASE RATE

\$19.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2026)

Estimated at \$6.50 per square foot, net, per annum, plus GST





FOR INFORMATION CONTACT

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