FOR LEASE

1680 BROADWAY STREET

PORT COQUITLAM, BC

3,744 SF INDUSTRIAL UNIT

WITH DOCK & GRADE







CUSHMAN & WAKEFIELD

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LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide superb access to the area.

OPPORTUNITY

To utilize a modern warehouse facility with versatile loading and high cubic space.

ZONING

M-1 (General Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

AVAILABLE AREA

UNIT 116

Warehouse	3,054 SF
Main Floor Office	690 SF
Total Available Area	**3,744 SF**

AVAILABILITY

Immediately

BUILDING FEATURES

- Concrete tilt-up construction with attractive and functional design
- Professionally managed and maintained by the Onni Group of Companies
- Ample parking
- Fully sprinklered
- Approximately 24’ ceilings in the warehouse
- One (1) dock door & one (1) grade level loading door
- Forced air gas warehouse heating
- 100 Amps at 600 Volt, 3-phase electrical service (tenant to verify)
- Ceiling fans in the warehouse
- One (1) washroom
- Alarm system

LEASE RATE

From $20.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2027)

Estimated at $4.91 per square foot, per annum, plus a 7% management fee, plus GST

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