FOR SALE or SHORT TERM LEASE

- MARY HILL BYPASS EXPOSURE
- CORNER UNIT
- HEAVY POWER



NEW PRICE
ONLY $499 PSF

UNIT 2116
1225 KINGSWAY AVE
PORT COQUITLAM, BC





CUSHMAN & WAKEFIELD

HIGHLIGHTS

LOCATION

This industrial unit is located at the east end of the Mary Hill Business Park in Port Coquitlam. There is access to nearby major arterial routes including Kingsway Avenue, the Mary Hill Bypass, Lougheed Highway, the Coast Meridian Overpass and Pitt River Bridge. Highway 1 and the Port Mann Bridge are only 10 minutes west along the Mary Hill ByPass.

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.

LEGAL DESCRIPTION

Strata Lot 6, Section 17 and 18, Block 6 North, Range 1 East, New Westminster District, Strata Plan BCS1753 (PID: 026-620-103)

BUILDING FEATURES

- Concrete tilt-up construction
- Fully sprinklered
- Six (6) parking spaces
- 21' clear ceilings
- 208V / 400A / 3-phase electrical service
- Large window frontage
- One (1) 10' x 12' rear grade loading door
- Two (2) 2-pc washrooms
- Fluorescent & metal halide lighting
- Ceiling fans
- Radiant tube warehouse heating
- Freshly painted building

UNIT AREA

Warehouse/Office Area	4,000 SF
Mezzanine Storage	1,426 SF
Total Area	5,426 SF

PROPERTY TAXES

$26,643.32 (2026)

STRATA FEE

$1,103.45 per month, plus GST (2026)

SALE PRICE

$2,710,000.00 ($499 PSF)

SHORT-TERM LEASE RATE

$9,950.00 per month, gross plus utilities







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