

FOR LEASE | INDUSTRIAL  
#1130 - 1971 BROADWAY STREET  
PORT COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Warehouse/Office/Showroom
- ▶ Meridian Industrial District

### Location

This facility is located in the heart of Port Coquitlam's Meridian Industrial area, on the corner of Broadway Street and Kingsway Avenue. This site offers quick and easy access to the north side via the Coast Meridian Overpass and all areas of the Lower Mainland via either the Lougheed or Trans Canada Highways.

**Mitch Ellis**

D 604.630.3383 C 604.729.7699  
mitch.ellis@lee-associates.com

# FOR LEASE | INDUSTRIAL

## #1130 - 1971 BROADWAY STREET

### PORT COQUITLAM, BC

### Site Description

The site, which totals 52,853 square feet provides 320 feet of frontage on Broadway Street and 140 feet on Kingsway Avenue. The complex totals over 20,000 square feet and is constructed of tilt-up concrete. The warehouse/office/showroom facility designed comprises of eight separate units.

### Features

- ▶ Exposure to Broadway Street & Kingsway Avenue
- ▶ Adjacent to newly built bridge on-ramp
- ▶ Grade loading
- ▶ Fully sprinklered
- ▶ Ample parking
- ▶ Heavy 3 phase power
- ▶ 24' clear warehouse ceiling
- ▶ New gas-fired forced air heaters
- ▶ Modern lighting
- ▶ Generous window glazing
- ▶ Tilt-up concrete construction

### Available Area

2nd floor office	930 SF
Main floor office	350 SF
Main floor warehouse	2,145 SF
<b>Total</b>	<b>3,425 SF</b>

### Zoning

M-3 (Light Industrial)

### Basic Lease Rate

\$20.00 PSF

### Taxes & Additional Rent

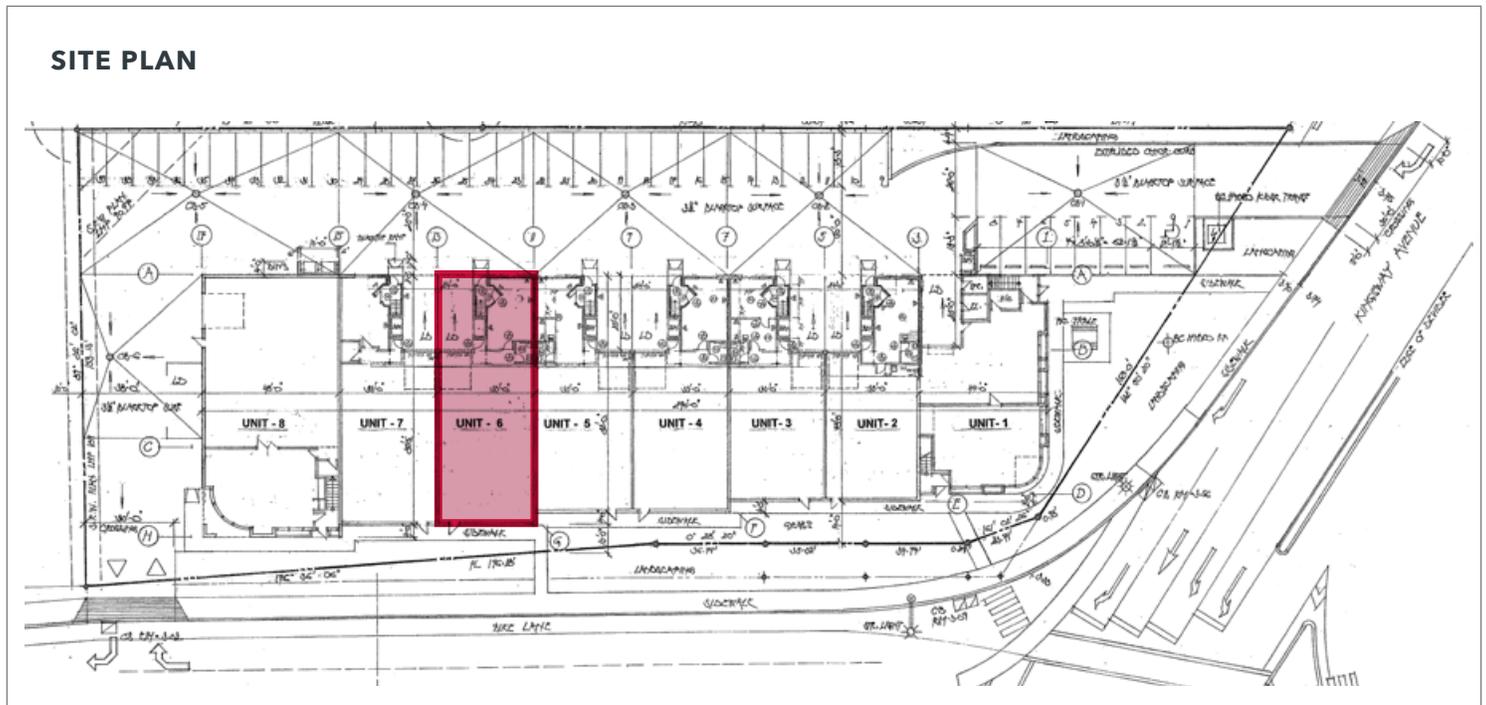
\$6.00 PSF (2025 estimate)

### Total Monthly Rent

\$7,420.00 plus GST, heat, and light

### Availability

Immediate



Mitch Ellis

D 604.630.3383 C 604.729.7699

mitch.ellis@lee-associates.com