



- ▶ **4,200 - 9,220 SF Available**
- ▶ **Broadway Business Park**

Location and Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first class industrial and office/showroom space.

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Highlights

- ▶ Attractive and clean industrial park
- ▶ 24' clear ceiling height
- ▶ Ample parking
- ▶ Quality tilt-up construction
- ▶ Front entrance, rear loading configuration

FOR LEASE | INDUSTRIAL
1551 BROADWAY STREET
PORT COQUITLAM, BC

Available Areas

| Unit | Warehouse | Ground Floor Office | Second Floor | Total | Loading | Basic Rent | Total Monthly + GST* | Availability |
|---------|-----------|---------------------|--------------|----------|-----------------|----------------|----------------------|--------------|
| 120 | 3,380 SF | 820 SF | 820 SF | 5,020 SF | 1 grade, 1 dock | Contact broker | Contact broker | Immediately |
| 121 | 3,950 SF | 250 SF | - | 4,200 SF | 1 grade, 1 dock | Contact broker | Contact broker | Immediately |
| 120-121 | 7,330 SF | 1,070 SF | 820 SF | 9,220 SF | 2 grade, 2 dock | Contact broker | Contact broker | Immediately |

*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer.
 Total Monthly includes Basic and Additional Rent.

Zoning

M-1 (General Industrial) allowing for a wide range of light industrial uses.

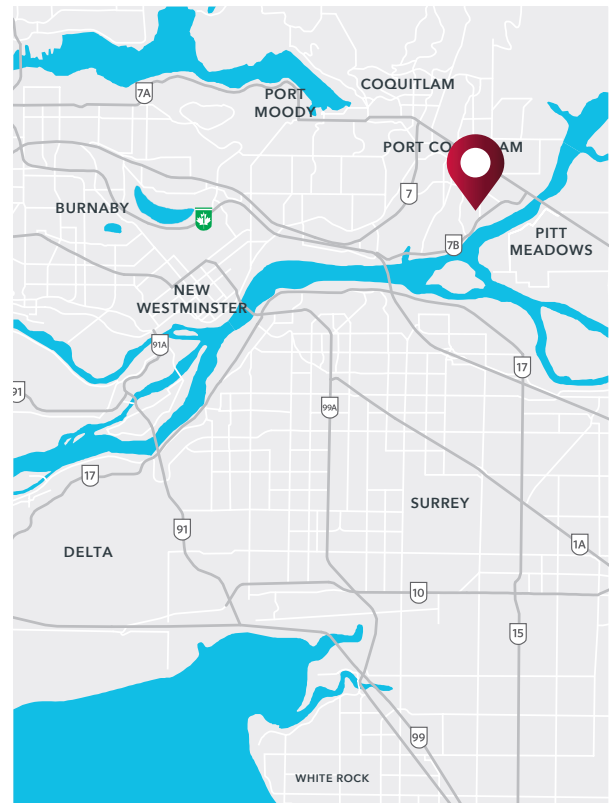
Additional Rent**

\$6.68 PSF per annum, not including management fee of 5% of Basic Rent

**Based on an annual budget from August 2025 to July 2026.

Features

- ▶ 24' clear ceiling height
- ▶ Ample natural light
- ▶ 3-phase power
- ▶ Excellent truck maneuvering
- ▶ Fully sprinklered
- ▶ 8' x 10' dock loading doors
- ▶ 12' x 14' grade loading doors



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