

FOR LEASE

3 - 2330 TYNER STREET,
PORT COQUITLAM, B.C.

SINGLE-BAY INDUSTRIAL UNIT IN PORT COQUITLAM

UNIT SIZE: 1,602 SF

M1 ZONING



NICOLAS MORETTI, CCIM
Personal Real Estate Corporation
Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@marcusmillichap.com

RAVINA DHANOWA
Associate
(604) 351-7356
Ravina.Dhanowa@marcusmillichap.com

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OPPORTUNITY

Marcus & Millichap is pleased to present a 1,602 SF strata industrial unit in Port Coquitlam's established industrial and commercial area. The space offers an efficient layout suitable for a variety of uses, including warehousing, light manufacturing, trades, distribution, and showroom operations. Featuring grade-level loading and ample clear height, the unit provides flexibility for day-to-day operations. Conveniently located just off Lougheed Highway and minutes from the Mary Hill Bypass, the property offers excellent connectivity to key transportation routes throughout Metro Vancouver.



SALIENT DETAILS

Municipal Address: [3 - 2330 Tyner St, Port Coquitlam, B.C.](#)

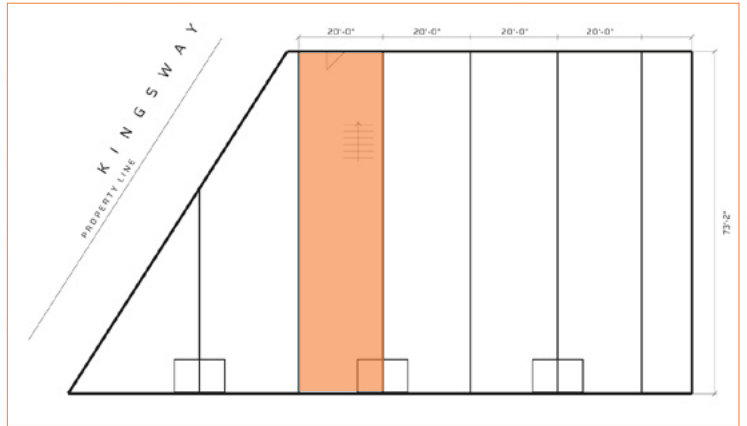
Total Unit Size: 1,602 SF

Zoning: [M1 - General Industrial](#)


Additional Rent: \$7.00 PSF


Asking Rent: \$19.50 PSF

Availability: July 15, 2026



UNIT FEATURES

 18' Clear Height

 12' x 14' Grade Level Loading Door

 100 Amp, 120/240V Electrical Service

 Gas-Fired Warehouse Heating System

LOCATION SUMMARY

The Subject Property is located in the heart of Port Coquitlam, offering easy access to major transportation routes such as Lougheed Highway and the Mary Hill Bypass. The property is 30m to the nearest bus stop (Bus #175), which connects users to Coquitlam Central Station offering connections to Downtown Vancouver.

LEGEND

- 1. Subject Property**
- 2. Fremont Village:** Walmart, Canadian Tire, Mark's, RBC
- 3. Costco**
- 4. The Home Depot**
- 5. Chevron**
- 6. Lordco**
- 7. CP Railyard**
- 8. Shaughnessy Station Mall; Summit Tools, Earls Kitchen + Bar**

