

FOR SALE | INDUSTRIAL  
#2111 - 1225 KINGSWAY AVENUE  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,800 SF Industrial Strata Unit**
- ▶ **Centrally Located in Port Coquitlam**
- ▶ **Mary Hill Bypass Exposure to 30,000 Cars Per Day**

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**Location**

The subject property is located at the east end of the Mary Hill Business Park in Port Coquitlam with numerous amenities nearby. The property provides convenient access to the Lower Mainland with immediate access to the Mary Hill Bypass and is just minutes to Highway 1 and Lougheed Highway.

**Features**

- ▶ Concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ 21' ceilings
- ▶ 100A 120/208V 3-phase electrical
- ▶ 1 grade level loading door
- ▶ Security system
- ▶ HVAC office
- ▶ Finished office/showroom area
- ▶ T-5 lighting
- ▶ Radiant tube warehouse heating
- ▶ 2 washrooms, 1 with shower

**Available Space**

Ground floor	2,000 SF
Mezzanine	800 SF
<b>Total</b>	<b>2,800 SF</b>

**Legal Description**

Strata Lot 11 Section 17 and 18  
 Block 6 North Range 1 East  
 New Westminster District Strata  
 Plan BCS1753

**PID**

026-620-154

**Zoning**

M2 (Heavy Industrial)

**Strata Fees (2025)**

\$542.59 per month

**Property Taxes (2025)**

\$15,117.55

**Asking Price**

~~\$1,599,999~~ \$1,450,000

**Availability**

Immediate

