

**FOR  
LEASE**

**#108 – 1320 KINGSWAY AVENUE  
PORT COQUITLAM, BC**



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**FOR LEASE**  
**SHOWROOM/WAREHOUSE**  
**#108 – 1320 KINGSWAY AVENUE**  
**PORT COQUITLAM, BC**

**LOCATION:**

The subject premise is located on Kingsway Avenue just off the highly traveled intersection of Kingsway Avenue and the Mary Hill Bypass in Port Coquitlam. Come join Wendys/Tim Hortons, Chevron and various other retail/wholesale businesses in this unique location.

**ZONING:** M-3

**AREA:** 1,575 sq. ft.

**FEATURES:**

Main Floor Showroom

- Office has own HVAC Heat Pump System
- LED lighting throughout
- Handicap accessible washroom

Main Floor Warehouse

- 12 ft. x 14 ft. overhead door
- Rear loading
- 21 ft. clear ceiling heights
- One (1) gas infrared heater
- 3 phase 208/120 volt electrical power (to be verified by Tenant)

**PARKING:** Excellent common area parking

**LEASE RATE:** \$25.00 per sq. ft. plus GST (or) \$3,281.25 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$9.18\* per sq. ft. plus GST (or) \$1,204.88\* per month plus GST  
*\*Not including Heat & Light*

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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