

**AVISON
YOUNG**

For Lease

#3145 – 580 Nicola Avenue
Port Coquitlam, BC



3,515 sf flex industrial unit located at the high exposure intersection of Nicola Avenue and the Fremont Connector

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Property details

UNIT SIZE

Ground floor	2,490 sf
Mezzanine office:	1,025 sf
Total	3,515 sf

ZONING

M3 (Light Industrial) allows for a wide range of uses, including warehousing, light manufacturing and wholesaling uses.

YEAR BUILT

2018

BASIC RENT

\$23.00 psf, per annum (net)

ADDITIONAL RENT (2025 ESTIMATE)

\$6.67 psf, per annum

AVAILABILITY

August 1, 2025









Opportunity

Avison Young is pleased to present the opportunity to lease a recently renovated and nicely improved 3,515 sf flex-industrial unit in the Dominion Triangle area of Port Coquitlam.

Location

Strategically located at the high exposure intersection of Nicola Avenue and the Fremont Connector, the subject property offers convenient access to the Pitt River Bridge, Golden Ears Bridge, Coast Meridian Overpass and Cape Horn Interchange. The property's prime location offers proximity to many popular retail stores and services and is directly adjacent to the Fremont Village Shopping Centre, anchored by Walmart and Canadian Tire.

Unit features

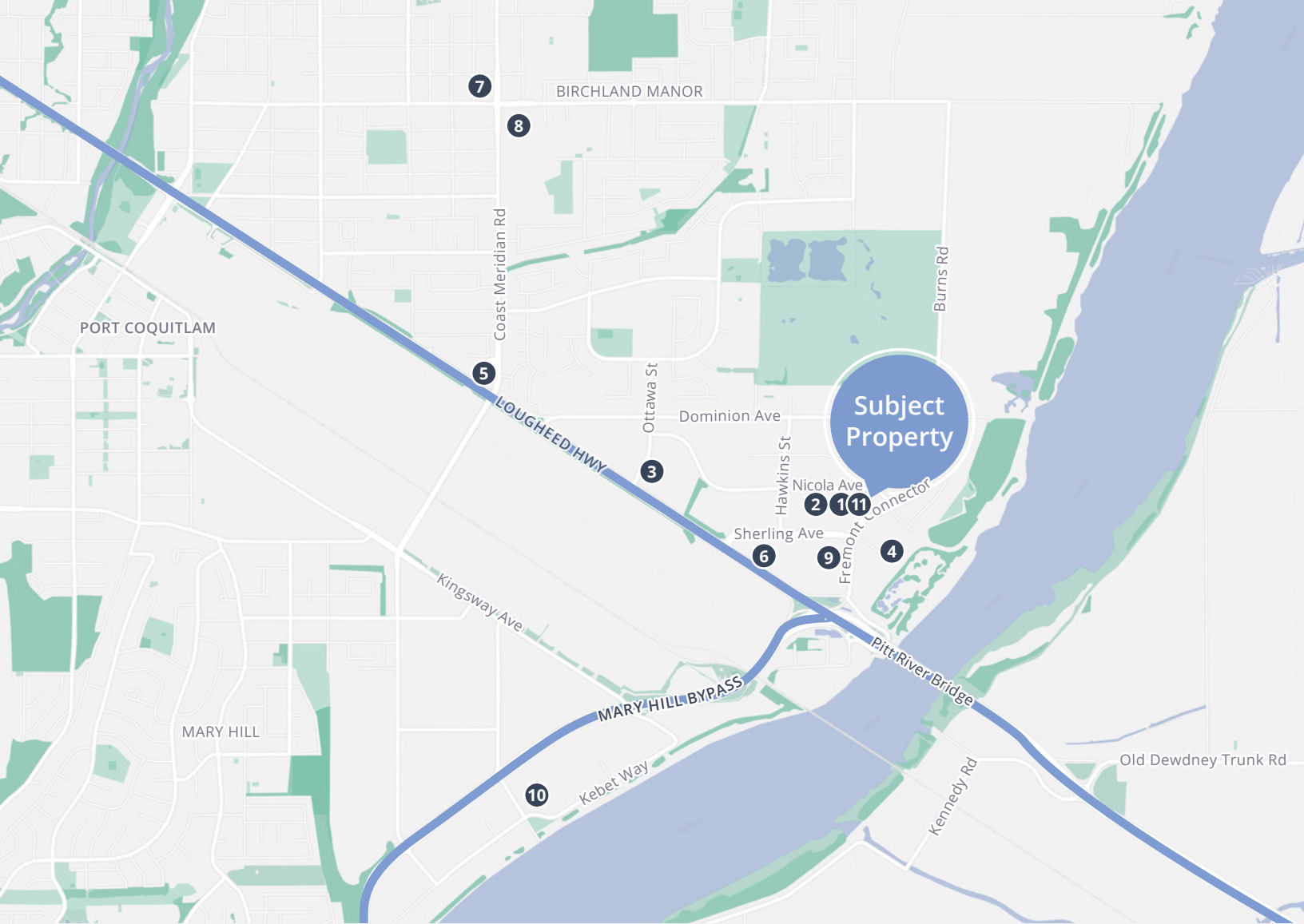
-  24' clear ceiling height
-  One (1) rear grade loading door (12' W x 14' H)
-  Forced air heater
-  3 phase power (200 amp, 120/208 volt)
-  Nicely improved open-plan mezzanine office with HVAC
-  Two (2) washrooms
-  Kitchen
-  Five (5) designated parking stalls



Area highlights

- Recently built flex industrial hub with easy connections to Burnaby, downtown Vancouver and Surrey
- Central location with direct access to major transportation routes
- Established hub with a diverse mix of industrial, commercial, and retail spaces
- Minutes from Coquitlam Centre, offering shopping, services, and entertainment





Amenities

- | | |
|----------------------------|----------------------------------|
| 1. Walmart Supercentre | 7. Arms Pub |
| 2. Starbucks | 8. Save-On-Foods |
| 3. McDonald's | 9. The Hive Climbing and Fitness |
| 4. Emilio Finatti Pizzeria | 10. Peace Park |
| 5. Tim Hortons | 11. Hastings Mill Brewing Co. |
| 6. Shoppers Drug Mart | |

Drive Times

- | | |
|--|---|
| 06 minutes to Port Coquitlam Station Eastbound
<i>(West Coast Express - TransLink)</i> | 35 minutes to Metrotown |
| 07 minutes to Pitt Meadows Station Eastbound
<i>(West Coast Express - TransLink)</i> | 50 minutes to Downtown Vancouver |
| 20 minutes to Golden Ears Bridge | 55 minutes to YVR Airport |

Contact for more information

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