

FOR SUBLEASE | INDUSTRIAL
#110-111 - 1525 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



UNITS CAN BE SUBLEASED INDIVIDUALLY



- Centrally Located Office/Warehouse Units (Broadway Business Park)
- Two Side-By-Side Bays Ranging from 4,284 to 8,578 SF
- Unit 111 Fully Built-Out Cabinet Production Facility

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Location

This property is ideally located just half a block north of the Mary Hill Bypass, on the west side of Broadway Street. With excellent transportation links, it offers quick and easy access to major routes—only five minutes to the Trans-Canada Highway via the Mary Hill Bypass, and just two minutes to the Lougheed Highway.

Available Areas

Unit	Office	Warehouse	Total
110	680 SF	3,609 SF	4,289 SF
111	420 SF	3,869 SF	4,289 SF
110-111	1,100 SF	7,478 SF	8,578 SF

**Units can be subleased individually or together*

Features

- ▶ Tilt-up concrete construction
- ▶ 1 rear dock and 1 grade level loading door per bay
- ▶ Ample room for truck turning and parking
- ▶ 24' clear ceiling heights
- ▶ 3-phase power
- ▶ Unit 111 is a fully built-out cabinet shop inclusive of a spray booth, dust collection system, and compressor

Zoning

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

Sublease Rate

\$21.50 PSF (Year 1 lease rate)

Taxes & Operating Costs

\$6.68 PSF (2025 estimate)

Lease Expiry

March 31, 2028

Availability

Contact listing brokers

Cabinet Production Facility (Unit 111)

All cabinet production equipment available – contact agents for a detailed equipment/inventory list.



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