

FOR LEASE

880 Lougheed Highway, Port Coquitlam, B.C.

5,000 SF - 33,500 SF OF INDUSTRIAL LAND FOR LEASE



Alex Girling
Associate Director
(236) 986-8653
Alex.Girling@MarcusMillichap.com

Gareth Wintjes
Associate
(778) 915-1713
Gareth.Wintjes@MarcusMillichap.com

Marcus & Millichap

OPPORTUNITY

Presenting the opportunity to lease 5,000 - 33,500 SF (0.11 - 0.77 ac) secured industrial yard at the southwest corner of Lougheed Highway and Maryhill Bypass in Port Coquitlam. Zoned M2 (Heavy Industrial), the property supports a variety of uses including outside/unenclosed storage, truck parking, and wholesale uses, with direct access via a convenient signalized intersection from Lougheed Highway.

The site is graded and leveled, with secure gated entry and ample truck maneuvering room for efficient circulation of large vehicles, equipment, and product.

For further details or to arrange a tour, please contact the listing agents.

HIGHLIGHTS



5,000 - 33,500 SF (0.11 - 0.77 ac) industrial yard



Graded and Leveled



Secure Gated Entry



Base Rent: Starting from \$4.95 PSF



SALIENT DETAILS

Civic Address: 880 Lougheed Highway, Port Coquitlam, B.C.

Legal Description: LOT 1 SECTION 17 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP50394

PID: 028-818-202

Site Size: 5,000 - 33,500 SF (0.11 - 0.77 ac)

- Site Details:**
- Leveled and Graded
 - Secure Gated Entry
 - Signalized Intersection Access from Lougheed Highway
 - Efficient Truck Access and Movement
 - Security Cameras

Zoning: M2 – Heavy Industrial

- Allowable Uses :**
- The intent of Port Coquitlam’s M2 (Heavy Industrial) zoning is to support heavy industrial uses that generate employment, including manufacturing, processing, assembly, distribution, service, and repair, with operations that may require outdoor storage or large transportation facilities. Permitted uses include:
- Outside/Unenclosed Storage
 - Commercial Vehicle Parking
 - Heavy Equipment Storage
 - Retail Sale/Rental of Trucks and Industrial Equipment

Availability: Immediate

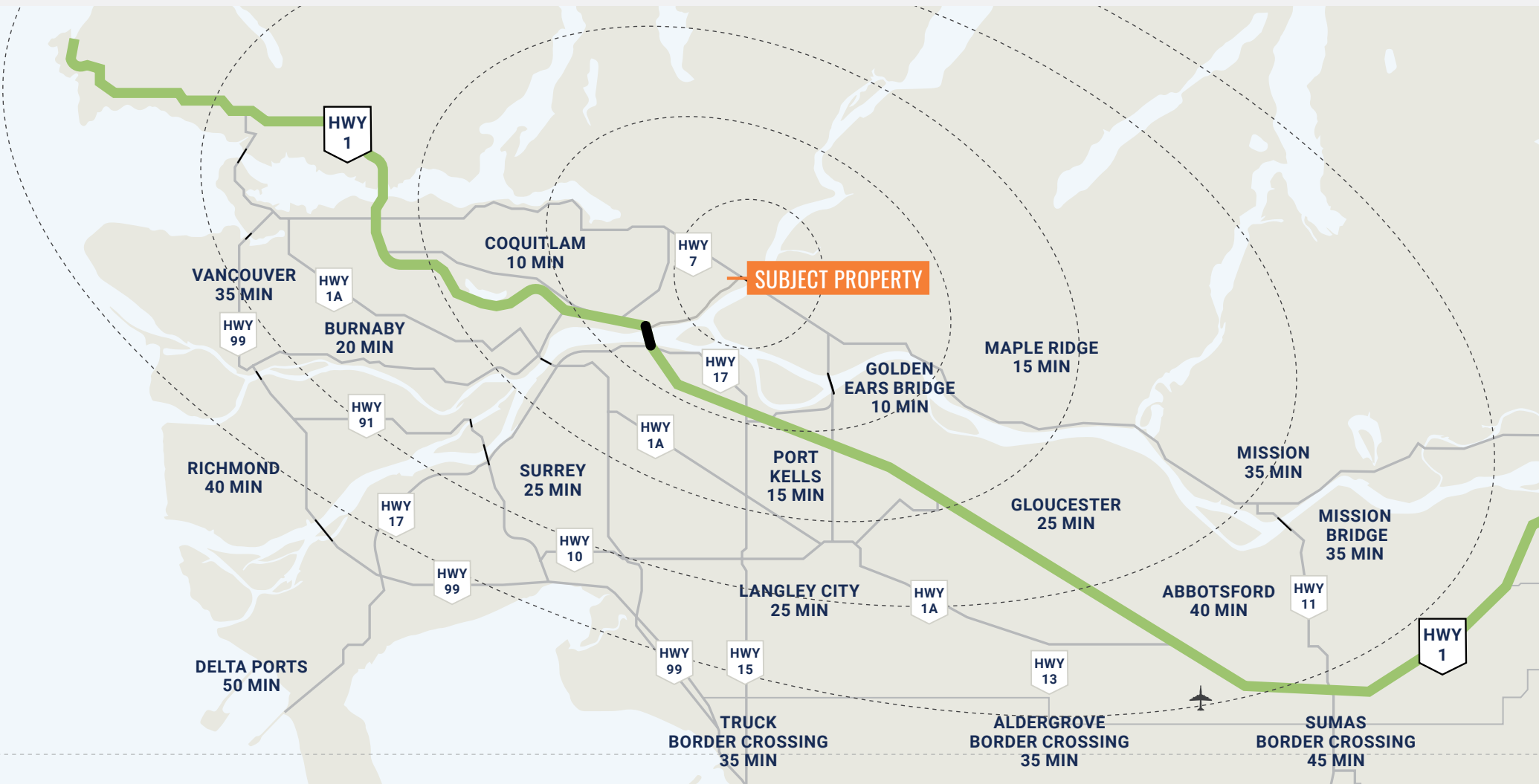
Base Lease Rate: Starting from \$4.95 PSF

Additional Rent: \$0.95 PSF (2026 Est.)



DRIVE TIMES

880 Lougheed Highway benefits from a highly accessible location in Port Coquitlam, positioned just west of the Mary Hill Bypass and seconds from the Pitt River Bridge. The property offers excellent connectivity across Metro Vancouver via Highways 1, 7, and 17, making it well suited for distribution and service-oriented users. Its proximity to the established Mary Hill Industrial Area and the growing Dominion Triangle/Fremont Village provides both a strong industrial base and access to nearby commercial amenities.



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Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



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