

FOR LEASE | INDUSTRIAL YARD  
1156 KINGSWAY AVENUE  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 9,000 to 18,500 SF Yard Space Available
- ▶ High Exposure Property at the Corner of Kingsway Avenue and Mary Hill Bypass
- ▶ Heavy Industrial M-2 Zoning
- ▶ Flexible Lease Terms

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**PORT COQUITLAM, BC**

**Opportunity**

To rent a centrally located fenced yard area next to a signalized intersection on the Mary Hill Bypass.

**Location**

Southeast corner of Kingsway and the Mary Hill Bypass (Highway 7B). The site is 35 minutes from downtown Vancouver. The Pitt River Bridge and Lougheed Highway are east of the site. Highway 1 is minutes away via the Golden Ears Bridge to the east or via the Lougheed Highway to the west.

**Zoning**

M-2 (Industrial) providing most industrial uses as well as yard storage uses.

**Features**

- ▶ Access to 3-phase power and water
- ▶ Automated gate
- ▶ Security cameras

**Legal Description**

Lot 1, Block 6, Section 17 & 18, Range 1E, Plan BCP8822 NWD

**Total Site Size**

10.35 acres

**Rental Area**

18,500 SF plus 2,800 SF city row at no charge  
Demising options of 9,500 and 9,000 SF

**Lease Term**

3 to 5 years

**Basic Lease Rate**

\$4.95 PSF per annum plus GST

**Additional Rent (2024)**

\$0.95 PSF per annum plus GST

**Availability**

30 days

