

// 10,737 SF Warehouse Unit

# FOR SUBLEASE

Unit A | 1580 Kingsway Avenue, Port Coquitlam



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# PROPERTY OVERVIEW

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Opportunity to sublease a warehouse unit in the heart of Port Coquitlam's Mary Hill industrial hub, located strategically along Kingsway Ave with easy access to the Mary Hill Bypass, Coast Meridian Overpass, Pitt River Bridge, and Lougheed Hwy. This unit boasts an efficient warehouse layout, bright second floor office area with plenty of natural light, and approximately 1,200 square feet of exclusive yard space. Additional building features include 200 Amp / 600 Volt / 3-phase electrical service, grade loading, 18' ceilings in the warehouse, and ample parking.

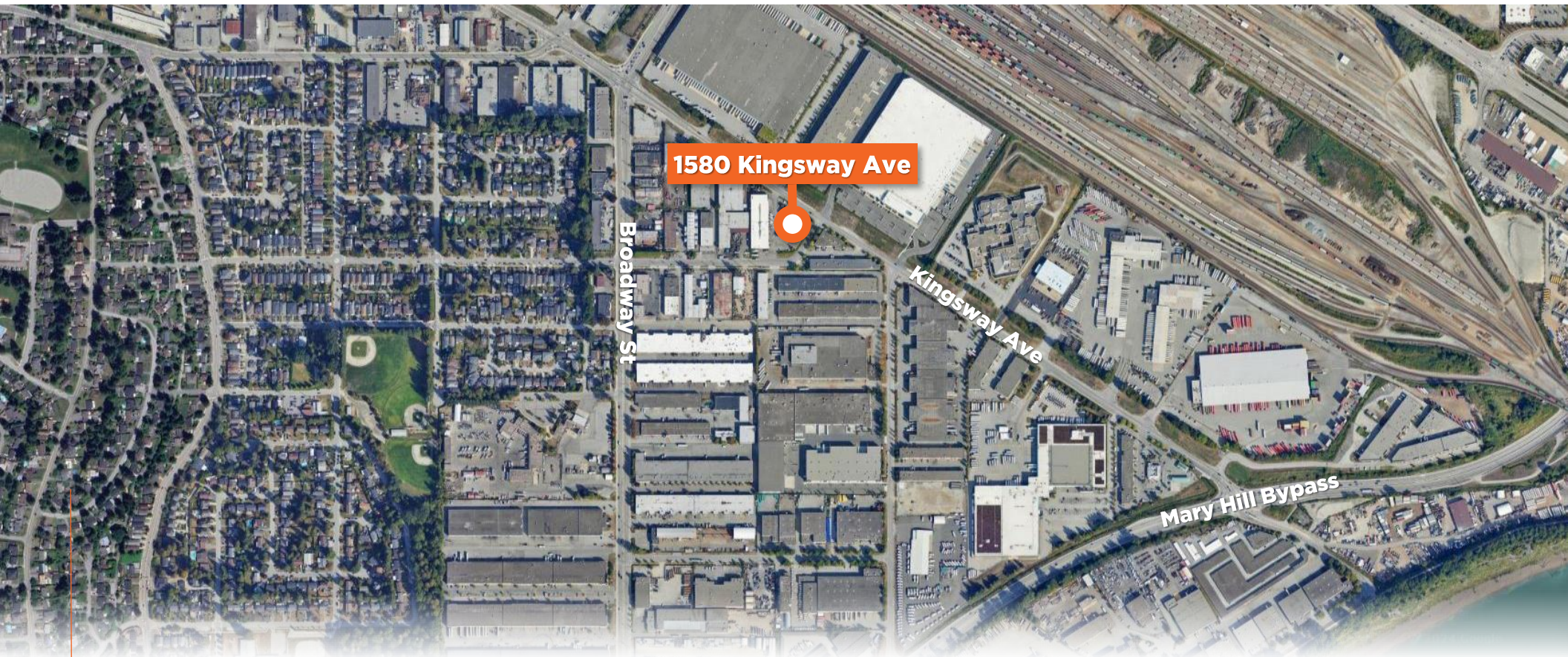
# PROPERTY DETAILS



<b>Address</b>	Unit A - 1580 Kingsway Avenue
<b>Unit Size</b>	Office 1,127 sf Warehouse 9,610 sf <b>Total 10,737 sf</b>
<b>Net Rent</b>	\$17.00 psf
<b>Additional Rent</b>	\$6.29 psf (est. 2024)
<b>Term Expiry</b>	September 29, 2027
<b>Availability</b>	Immediately
<b>Zoning</b>	M1 - General Industrial
<b>Ceiling Height</b>	18' in Warehouse
<b>Loading</b>	1 Grade Door
<b>Power</b>	200 Amp / 600 Volt / 3-Phase*
<b>Yard Area</b>	1,200 sf*
<b>Parking</b>	Ample

*\*To be verified by any prospective subtenants.*

# LOCATION



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