

# FOR LEASE

UNITS 48 & 59, 1833 COAST MERIDIAN ROAD,  
PORT COQUITLAM, B.C.

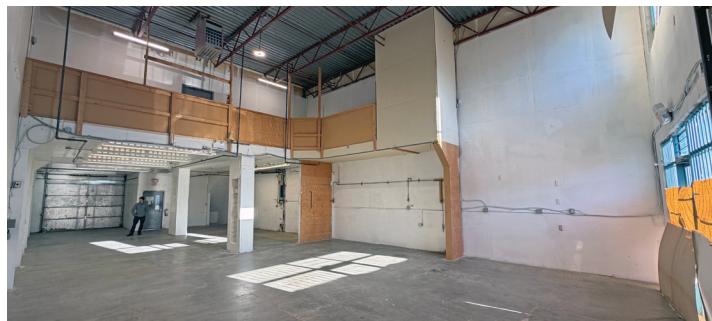
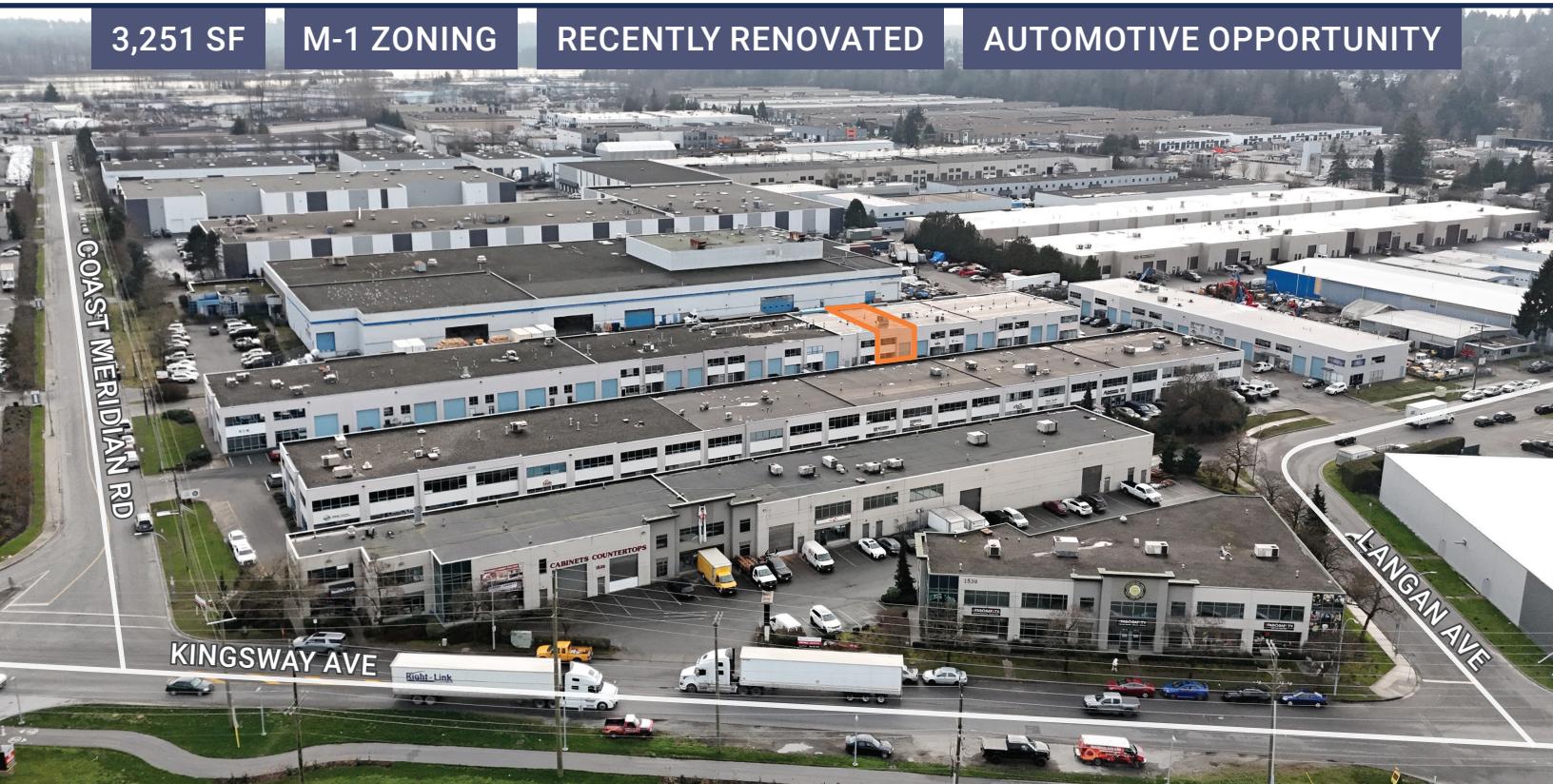
DRIVE-THROUGH INDUSTRIAL UNIT WITH FRONT AND REAR ACCESS

3,251 SF

M-1 ZONING

RECENTLY RENOVATED

AUTOMOTIVE OPPORTUNITY



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**Marcus & Millichap**

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## OPPORTUNITY

Marcus & Millichap is proud to present a unique tandem drive-thru industrial leasing units at 48 & 59, 1833 Coast Meridian Road, Port Coquitlam, B.C. (the "Subject Property"). Located just off the Coast Meridian and Mary Hill Bypasses, the Subject Property offers direct access to major transportation routes, ensuring efficient connectivity to Coquitlam, Pitt Meadows, Surrey, and beyond. Zoned M-1, the property permits a wide range of industrial uses, including research and development, processing, assembly, distribution, and repair services.

## SALIENT DETAILS

Municipal Address: [Units 48 & 59, 1833 Coast Meridian Road, Port Coquitlam, B.C.](#)

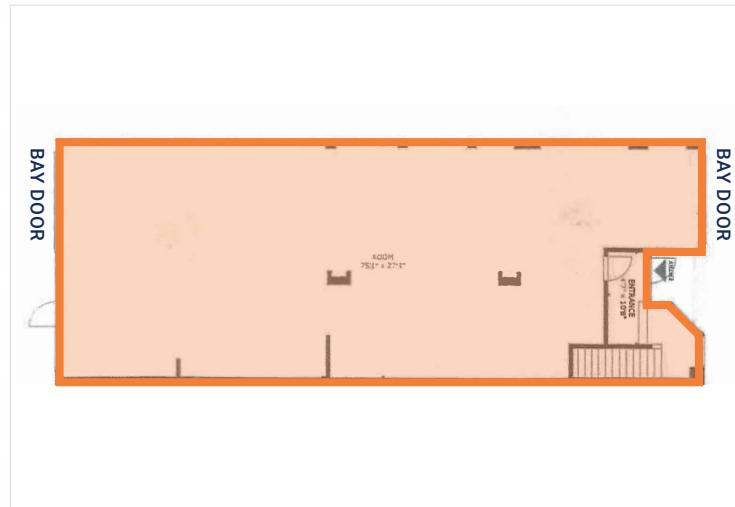
Zoning: [M1 – General Industrial](#)

Asking Rent: \$19.50 PSF

Additional Rent: \$8.00 PSF

## AVAILABLE AREA

Total Size (SF)	Main Floor (SF)	Office (SF)	Availability
3,251	1,970	1,281	Immediately



## UNIT FEATURES

19' Clear Height

2 Grade Level Loading Doors (12' x 14' & 12' x 8')

Built-Out Offices

LED Lights

Warehouse Ceiling Fans

Gas-Fired Unit Heater

2 Bathrooms

4 Parking Stalls

## LOCATION SUMMARY

The Subject Property is centrally located in Port Coquitlam's industrial core, just minutes from the Mary Hill Bypass and Coast Meridian Overpass. It is situated only 50 metres from transit (Bus #170), providing a direct connection to Coquitlam Central Station and SkyTrain service to Downtown Vancouver. Nearby amenities include Fremont Village, Coquitlam Centre, and a wide variety of industrial and commercial services.

## LEGEND

- 1. **Subject Property**
- 2. [Fremont Village](#): Walmart, Canadian Tire, Mark's, RBC
- 3. Costco
- 4. The Home Depot
- 5. Chevron
- 6. Lordco
- 7. CP Railyard
- 8. [Shaughnessy Station Mall](#): Summit Tools, Earls Kitchen + Bar

