

FOR SALE OR LEASE | INDUSTRIAL
1840 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 18,700 SF High-Quality Manufacturing & Storage Space
- ▶ Potential Food Manufacturing Infrastructure in Place
- ▶ High Profile Corner Lot (283' of Frontage on Broadway Street)
- ▶ Heavy 3-Phase Power

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is strategically located on southeast corner of Broadway Street and Langan Avenue in the heart of Port Coquitlam's industrial area. This central location offers convenient access to major transportation routes including the Mary Hill Bypass, Trans-Canada Highway, and Lougheed Highway.

Zoning

M-2 (Heavy Industrial)

Features

- ▶ Property fully renovated in 2020
- ▶ Concrete block construction
- ▶ 20' to 22' clear warehouse ceiling heights (approx)
- ▶ Fully sprinklered
- ▶ Floor drains
- ▶ Walls painted white
- ▶ LED lighting
- ▶ Heavy 3-phase power (800 amps 600 volts)
- ▶ Two (2) grade loading doors in building 1110 (11' x 10' & 10' x 10')
- ▶ Two (2) grade loading doors in building 2110 (14' x 14' & 10' x 10')
- ▶ Clean environment
- ▶ Fenced with electric gate
- ▶ High security facility
- ▶ Ample parking/yard area

Building Size

Building 1110	12,068 SF
Building 2110	6,632 SF
Total	18,700 SF

Lot Size

1.01 acres (283' x 156' approximately)

Property Taxes

\$80,833.39 (2025)

Asking Price

~~\$9,250,000~~ \$8,200,000

Basic Lease Rate

\$15.00 PSF NNN (introductory rate for year 1 only)

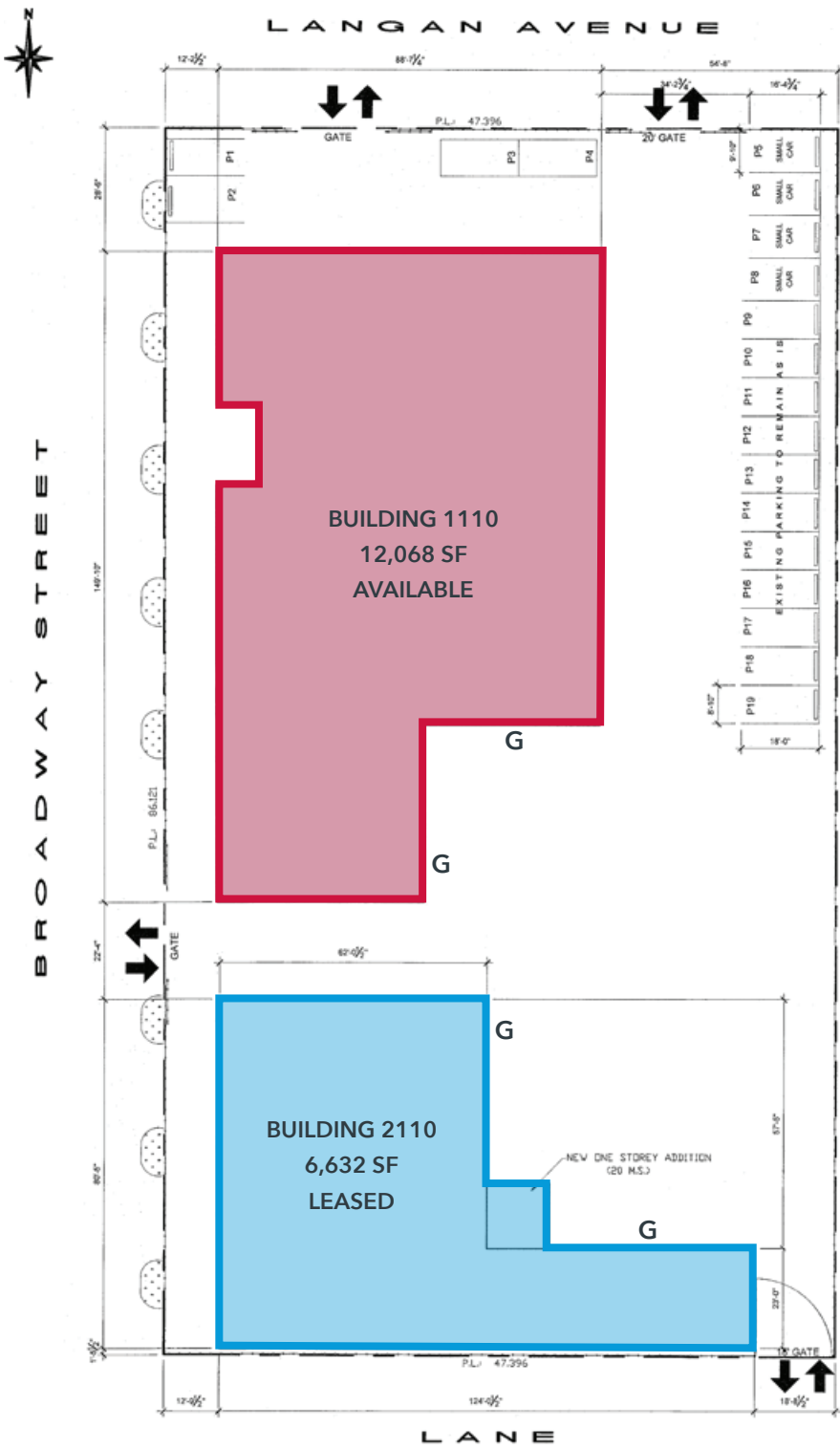
Taxes & Operating Costs

\$6.76 PSF (2025)

Availability

Building 1110 – immediately
Building 2110 – LEASED until September 14, 2030
Tenant has option to renew. Contact agents for income and tenancy info.

Site Plan



G = Grade loading door





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