



- ▶ Dock and Grade Loading Unit Available
- ▶ Broadway Business Park

### Location and Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first class industrial and office/showroom space.

**Sebastian Espinosa CCIM, SIOR**  
Personal Real Estate Corporation  
Senior Vice President | Industrial  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

**Steve Caldwell**  
Personal Real Estate Corporation  
Partner & Executive Vice President  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

### Highlights

- ▶ Attractive and clean industrial park
- ▶ 24' clear ceiling height
- ▶ Ample parking
- ▶ Quality tilt-up construction
- ▶ Front entrance, rear loading configuration

# FOR LEASE | INDUSTRIAL 1551 BROADWAY STREET PORT COQUITLAM, BC

## Available Areas

Unit	Warehouse	Ground Floor Office	Second Floor	Total	Loading	Basic Rent	Total Monthly + GST*	Availability
123	3,145 SF	1,055 SF	1,055 SF	5,255 SF	1 grade, 1 dock	Contact broker	Contact broker	Oct 1, 2024

\*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer. Total Monthly includes Basic and Additional Rent.

## Zoning

M-1 (General Industrial) allowing for a wide range of light industrial uses.

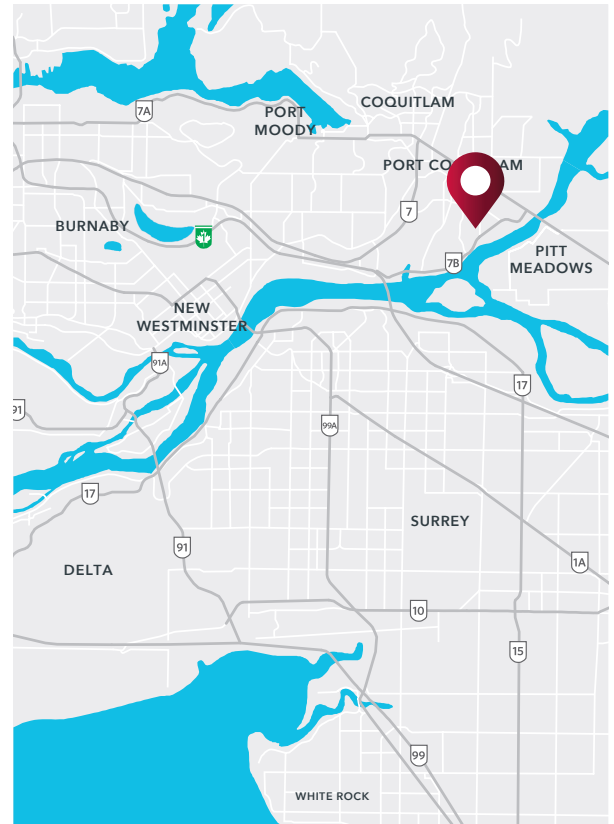
## Additional Rent\*\*

\$6.57 PSF per annum, not including management fee of 5% of Basic Rent

\*\*Based on an annual budget from August 2024 to July 2025.

## Features

- ▶ 24' clear ceiling height
- ▶ Ample natural light
- ▶ 3-phase power
- ▶ Excellent truck maneuvering
- ▶ Fully sprinklered
- ▶ 8' x 10' dock loading door
- ▶ 12' x 14' grade loading door



### Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation

Senior Vice President | Industrial

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

### Steve Caldwell

Personal Real Estate Corporation

Partner & Executive Vice President

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com