



- ▶ **4,258 & 11,250 SF 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.

### Highlights

- ▶ Attractive and clean industrial park
- ▶ Dock or grade loading
- ▶ 22' warehouse ceilings
- ▶ Professional Landlord
- ▶ Front entrance, rear loading design

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**FOR LEASE | INDUSTRIAL**  
**1585 BROADWAY STREET**  
**PORT COQUITLAM, BC**

**Available Areas**

Unit	Warehouse	Ground Fl. Office	Second Floor	Total	Loading	Basic Rent	Total Monthly + GST*	Availability
114	2,230 SF	1,020 SF	1,008 SF	4,258 SF	1 grade	Contact Broker	Contact Broker	Immediately
133-135	9,827 SF	1,523 SF	–	11,350 SF	1 dock + 3 grade	Contact Broker	Contact Broker	Feb 1, 2025

\*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.

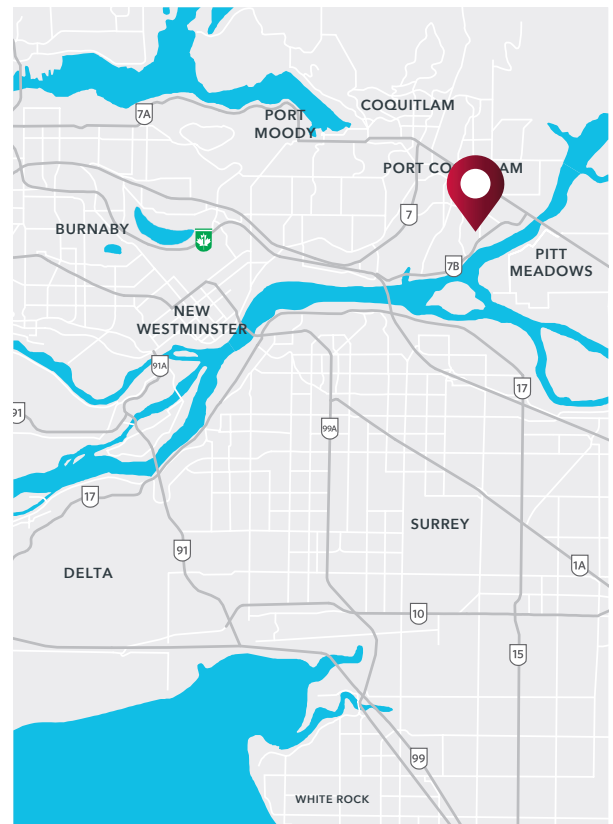
**Additional Rent\*\***

\$6.52 PSF per annum + 5% management fee

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

**Features**

- ▶ Ample natural light
- ▶ Tilt-up concrete construction with block façade
- ▶ 3 phase electrical power
- ▶ Ample parking
- ▶ Fully sprinklered



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