

FOR SUBLEASE | INDUSTRIAL
#110 - 1525 BROADWAY STREET
PORT COQUITLAM, BC



- Centrally Located Office/Warehouse Units (Broadway Business Park)
- 4,289 SF
- Dock and Grade Loading

Chris McIntyre

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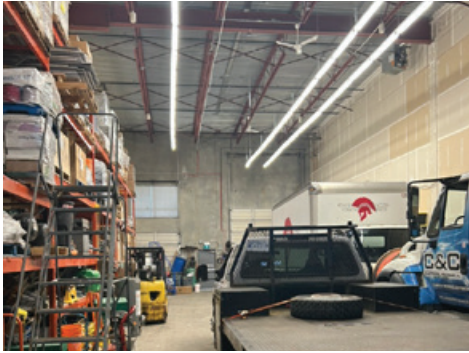
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Location

This property is ideally located just half a block north of the Mary Hill Bypass, on the west side of Broadway Street. With excellent transportation links, it offers quick and easy access to major routes—only five minutes to the Trans-Canada Highway via the Mary Hill Bypass, and just two minutes to the Lougheed Highway.

Zoning

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

Features

- ▶ Tilt-up concrete construction
- ▶ 1 rear dock and 1 grade level loading door
- ▶ Ample room for truck turning and parking
- ▶ 24' clear ceiling heights
- ▶ 3-phase power

Available Area

Warehouse	3,609 SF
Office	680 SF
Total	4,289 SF

Sublease Rate

\$21.50 PSF (Year 1 lease rate)

Taxes & Operating Costs

\$6.68 PSF (2025 estimate)

Lease Expiry

March 31, 2028

Availability

Contact listing brokers



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