



#1175 - 1579 Kingsway Avenue | Port Coquitlam, BC

FOR SALE

7,760 SF Strata Office/Warehouse Unit At The HUB with Dock & Grade Level Loading

The HUB is a modern industrial building in the heart of Port Coquitlam. The subject property presents a unique opportunity for businesses looking for a industrial strata unit with both dock and grade level loading that allows for 53' trailer access. With its modern construction and flexible loading access, the subject property is well-suited for a variety of office warehouse tenants and owners.

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Location

The HUB is centrally located in Port Coquitlam, close to a vibrant amenity base and connected to all major highways. This location enjoys easy access throughout the Lower Mainland. It is located near the Lougheed Highway, the Mary Hill Bypass, and Highway 1.

Highlights

- ▶ 1 washroom
- ▶ 1 private office
- ▶ 1 dock and 1 grade loading door
- ▶ Insulated concrete wall panels
- ▶ Approx. 26' clear ceiling heights in warehouse
- ▶ ESFR rated sprinkler system
- ▶ Skylights
- ▶ LED lighting
- ▶ 3-phase electrical power
- ▶ 500 lbs. PSF floor load on the main floor
- ▶ Tilt up construction
- ▶ Racking available



Property Details

Available Area

Warehouse	4,114 SF
Ground Floor Showroom	1,823 SF
2 nd Floor Mezzanine	1,823 SF
Total	7,760 SF

Legal Description

Strata Lot 14, Block 6N, Range 1 E, Section 7, District Lots 288 and 382, Group 1, Plan EPS 6623, New Westminster Land District together with an interest in the Common Property.

PID

030-905-117

Parking

8 Stalls

Zoning

M-2 (Heavy Industrial)

Strata Fees

\$1,064 per month

Property Taxes (2023)

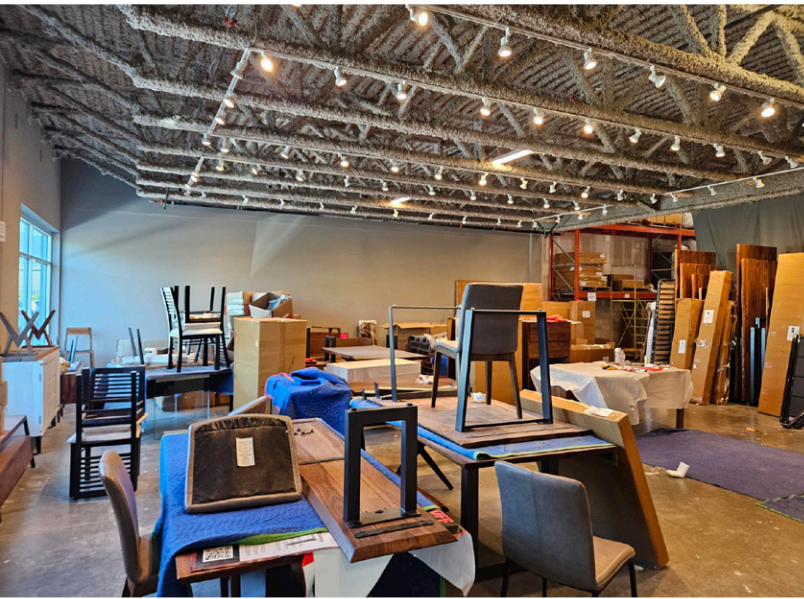
\$39,901

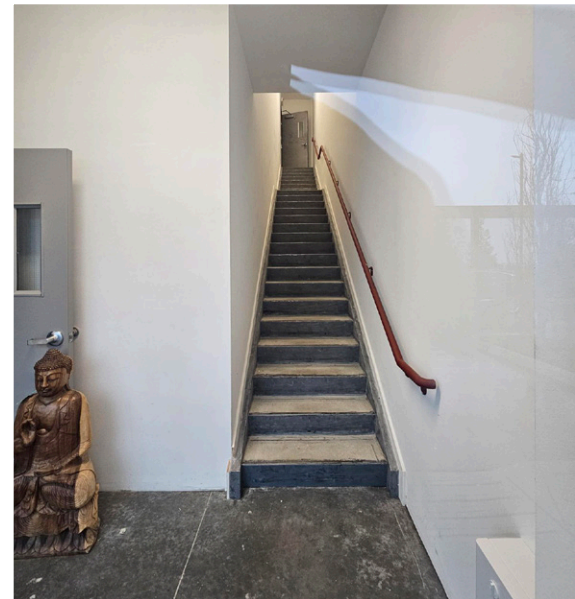
Price

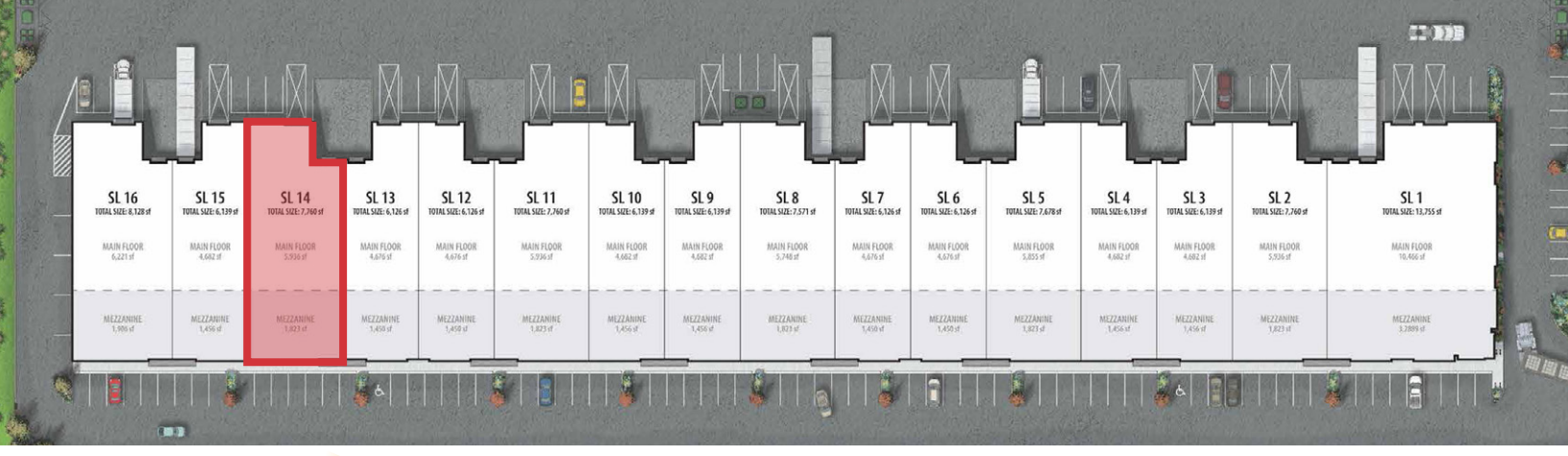
\$4,750,000

Date Available

December 2024







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