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FOR LEASE

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## **10,948 SF** Centrally Located High-Traffic Industrial Building with Grade Loading

**2589 Kingsway Avenue, Port Coquitlam**

A rare opportunity to lease a versatile industrial property in Port Coquitlam, ideal for automotive, manufacturing, service commercial, etc. The building offers flexibility with multiple size configurations, providing strong functionality and expansion potential.

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## Location

2589 Kingsway Avenue, Port Coquitlam, offers a centrally located industrial property with excellent access to major highways, including the Trans-Canada Highway and Lougheed Highway, ensuring easy connectivity for logistics and commuting. The property is well-served by public transit, with bus routes and the Port Coquitlam SkyTrain station nearby, providing convenience for employees and visitors. Retail amenities, including shopping centers and restaurants, are within minutes, and the surrounding area boasts a strong local population base, offering both a skilled workforce and potential customer reach.

## Available Areas\*

Office	960 SF
Mezzanine	740 SF
Warehouse	9,248 SF
<b>Total</b>	<b>10,948 SF</b>

\*Demisable to units of 3,649 SF

## Property Features

- Concrete block construction
- 12' clear ceiling heights
- Radiant heat
- Three (3) grade (12' x 14') rear loading doors
- 100amp 240v 3 phase power service
- Energy-efficient LED lighting
- Two (2) washrooms
- Fully sprinklered
- Newer roof
- 16 parking stalls

## Lot Size

16,248 SF

## Zoning

M-1 General Industrial

## Available

Immediately

## Lease Rate

Please Contact Listing Agents

## Property Taxes (Est. 2025)

\$44,231.26



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