

# FOR LEASE

2,400 SF INDUSTRIAL WAREHOUSE  
±37,000 SF OF PAVED YARD

# 1485

## COAST MERIDIAN ROAD Port Coquitlam, BC



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# THE OPPORTUNITY

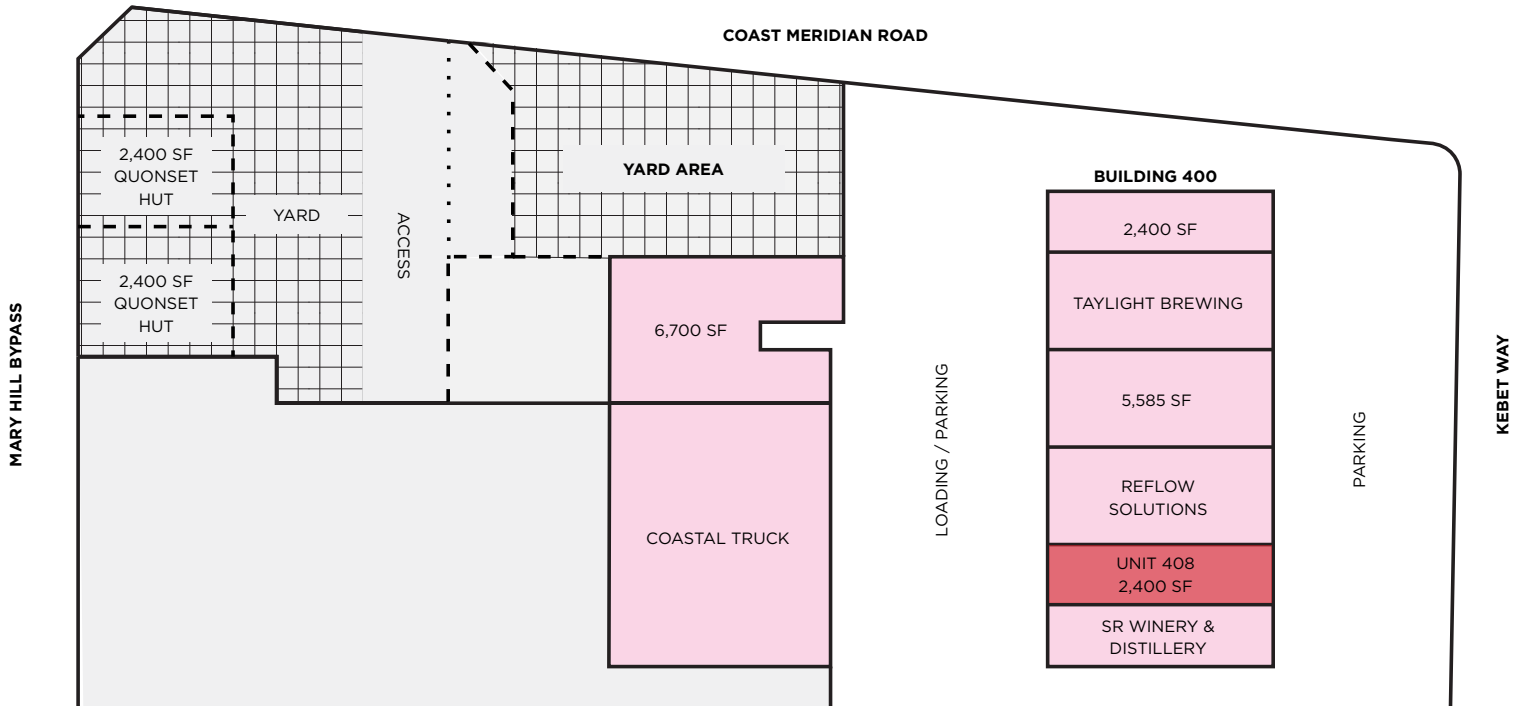
The property features a rare and unique opportunity to lease various office/shop units and yard areas with easy access and high visibility along the Mary Hill Bypass. The property was originally designed as a truck stop and is ideally suited for truck servicing/repair and trailer parking, as well as other uses such as automotive or marine repair and retail sales of boats, RV's, building supplies or heavy equipment.



# SALIENT DETAILS

<b>CIVIC ADDRESS</b>	1485 Coast Meridian Road, Port Coquitlam, BC	
<b>ZONING</b>	CD-24 (Largely based on M-1 Industrial)	
<b>AREAS</b>	<b>Unit 408</b>	
	Warehouse	2,000 SF
	Main Floor Office	400 SF
	<b>Total</b>	<b>2,400 SF</b>
	<b>Bonus Storage Mezzanine</b>	<b>400 SF</b>
<b>Dedicated Yard Area</b>	<b>±37,000 SF</b>	
<b>YARD AREA</b>	The Landlord has constructed two (2) approx. 2,400 SF Quonset huts in north yard.	
<b>CEILING HEIGHT</b>	17.5' Clear in Building 400	

<b>LOADING</b>	Building 400: 12' x 14' grade doors New insulated loading doors in most units
<b>BUILDING FEATURES</b>	- Significant parking on all sides of the property
	- Overhead radiant tube heat
	- Lighting upgraded to LED in all warehouse bays
	- Skylights
	- New roof
	- Air-conditioned office areas
<b>OCCUPANCY</b>	<b>Unit 408:</b> June 1, 2026
	<b>Yard:</b> Immediately
<b>ASKING RATES</b>	<b>Unit 408:</b> \$22.95 PSF, NET
	<b>Yard:</b> \$4.50 PSF, GROSS



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