

FOR SALE | INDUSTRIAL
#2111 - 1225 KINGSWAY AVENUE
PORT COQUITLAM, BC

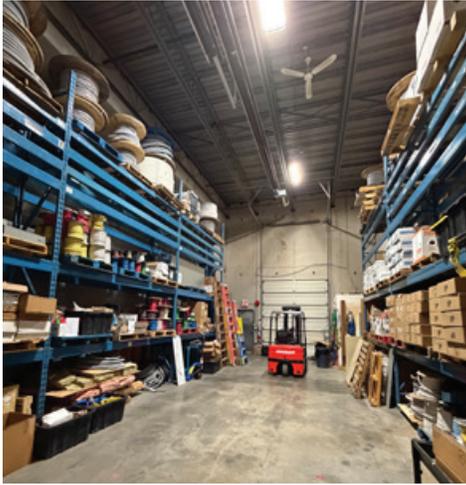
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,800 SF Industrial Strata Unit**
- ▶ **Centrally Located in Port Coquitlam**
- ▶ **Mary Hill Bypass Exposure**

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Location

The subject property is located at the east end of the Mary Hill Business Park in Port Coquitlam with numerous amenities nearby. The property provides convenient access to the Lower Mainland with immediate access to the Mary Hill Bypass and is just minutes to Highway 1 and Lougheed Highway.

Features

- ▶ Concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ 21' ceilings
- ▶ 100A 120/208V 3-phase electrical
- ▶ 1 grade level loading door
- ▶ Security system
- ▶ HVAC office
- ▶ Finished office/showroom area
- ▶ T-5 lighting
- ▶ Radiant tube warehouse heating
- ▶ 2 washrooms, 1 with shower

Available Space

Ground floor	2,000 SF
Mezzanine	800 SF
Total	2,800 SF

Legal Description

Strata Lot 11 Section 17 and 18
 Block 6 North Range 1 East
 New Westminster District Strata
 Plan BCS1753

PID

026-620-154

Zoning

M2 (Heavy Industrial)

Strata Fees (2025)

\$542.59 per month

Property Taxes (2025)

\$15,117.55

Asking Price

~~\$1,599,999~~ \$1,470,000

Availability

Immediate

