

FOR SALE OR LEASE | INDUSTRIAL
1840 BROADWAY STREET
PORT COQUITLAM, BC



- ▶ **18,700 SF High-Quality Manufacturing & Storage Space**
- ▶ **Potential Food Manufacturing Infrastructure in Place**
- ▶ **High Profile Corner Lot (283' of Frontage on Broadway Street)**
- ▶ **Heavy 3-Phase Power**

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Location

The property is strategically located on southeast corner of Broadway Street and Langan Avenue in the heart of Port Coquitlam's industrial area. This central location offers convenient access to major transportation routes including the Mary Hill Bypass, Trans-Canada Highway, and Lougheed Highway.

Zoning

M-2 (Heavy Industrial)

Features

- ▶ Property fully renovated in 2020
- ▶ Concrete block construction
- ▶ 20' to 22' clear warehouse ceiling heights (approx)
- ▶ Fully sprinklered
- ▶ Floor drains
- ▶ Walls painted white
- ▶ LED lighting
- ▶ Heavy 3-phase power (800 amps 600 volts)
- ▶ Two (2) grade loading doors in building 1110 (11' x 10' & 10' x 10')
- ▶ Two (2) grade loading doors in building 2110 (14' x 14' & 10' x 10')
- ▶ Clean environment
- ▶ Fenced with electric gate
- ▶ High security facility
- ▶ Ample parking/yard area

Building Size

| | |
|---------------|------------------|
| Building 2110 | 12,068 SF |
| Building 1110 | 6,632 SF |
| Total | 18,700 SF |

Lot Size

1.01 acres (283' x 156' approximately)

Property Taxes

\$80,833.39 (2025)

Asking Price

~~\$9,250,000~~ \$8,200,000

Basic Lease Rate

\$15.00 PSF NNN (introductory rate for year 1 only)

Taxes & Operating Costs

\$6.76 PSF (2025)

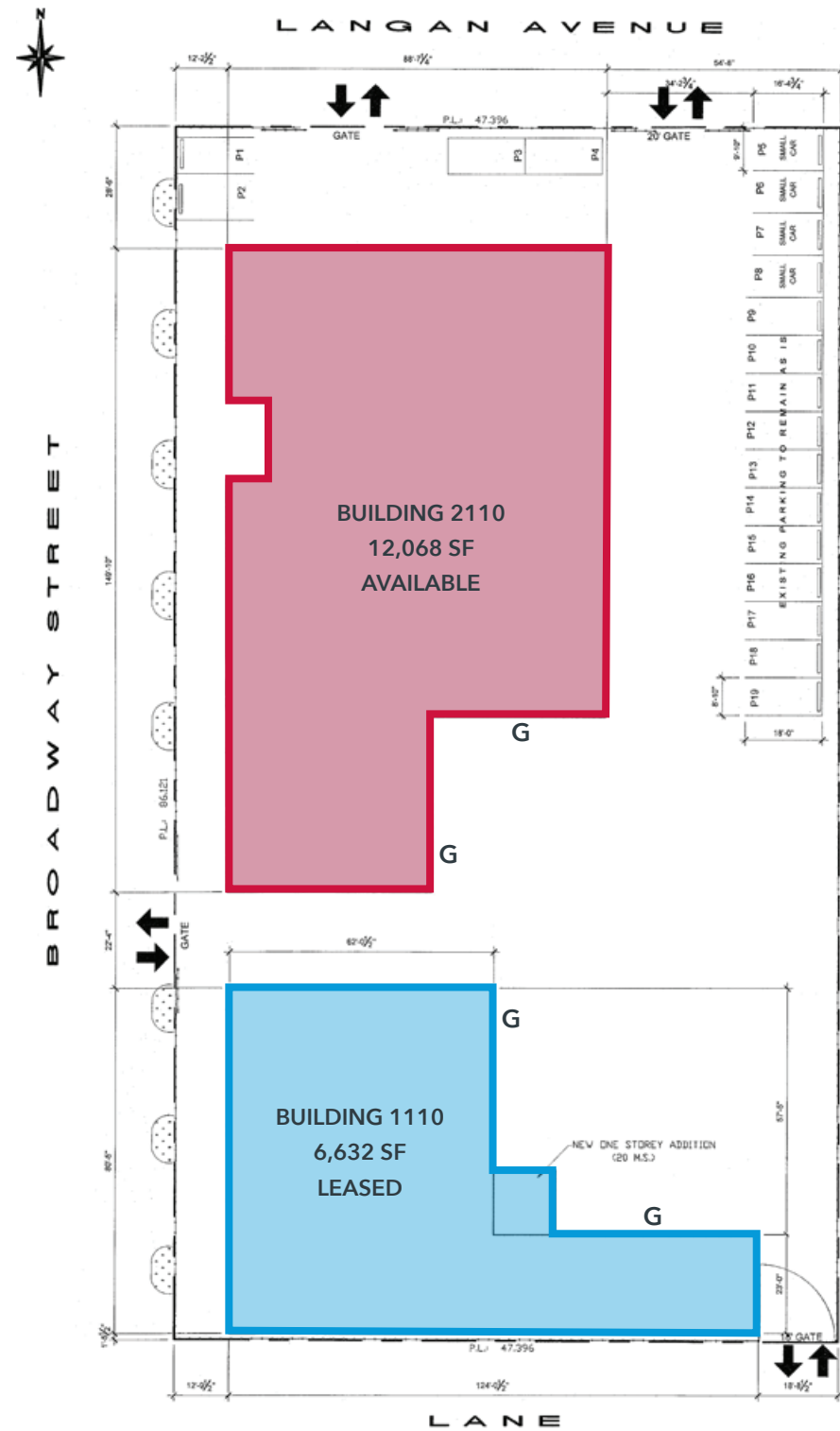
Availability

Building 2110 – immediately

Building 1110 – LEASED until September 14, 2030

Tenant has option to renew. Contact agents for income and tenancy info.

Site Plan



G = Grade loading door





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