

# For Lease

## 2,546 SF Industrial Unit in Port Coquitlam



## Unit 1 - 1780 McLean Avenue, Port Coquitlam

### Opportunity

Opportunity to lease a warehouse unit on McLean Avenue in Port Coquitlam. Light Industrial zoning provides flexibility for a variety of users. This is one of the largest units in the complex, which are rarely available to lease. The building and unit are in great condition and ready to serve your business!

1067 W Cordova Street, 11th  
Floor, Vancouver, BC  
V6C 1C7 Canada  
604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)





## Location

The subject property is situated on McLean Avenue in Port Coquitlam, north of the Mary Hill Bypass. This location offers quick access to the Trans-Canada Highway, as well as the Port Mann and Golden Ears Bridge, allowing for quick access to the Fraser Valley.

## Available Areas\*

Ground Floor	1,750 SF
Second Floor	796 SF
<b>Total</b>	<b>2,546 SF</b>

## Building Features

- Central location
- 18' clear warehouse ceiling
- Two (2) grade level loading doors
- Two (2) assigned parking stalls
- Mezzanine office/storage area
- Fully sprinklered

## Zoning

M3 - Light Industrial

## Asking Rate

\$18.00 per square foot per annum

## Operating Costs & Taxes (Est. 2025)

\$6.50 per square foot (approximate)

## Available

Immediately



### Jack Bougie

Associate  
604 329 4110  
jack.bougie@colliers.com

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www.collierscanada.com



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