

For Lease

2,546 SF Industrial Unit in
Port Coquitlam



Unit 1 - 1780 McLean Avenue, Port Coquitlam

1067 W Cordova Street, 11th
Floor, Vancouver, BC
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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!

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
Total	2,546 SF



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

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