



# FOR LEASE

2054 Kingsway Avenue, Port Coquitlam, B.C.

SMALL-BAY INDUSTRIAL UNITS: 1,082 - 14,784 SF

CURRENTLY BEING RENOVATED

AVAILABLE SEPT. 1, 2025



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Marcus & Millichap



# OPPORTUNITY

Marcus & Millichap is pleased to present a unique opportunity to lease multiple industrial units at 2054 Kingsway Ave, Port Coquitlam, B.C. (the “Subject Property”).

Strategically located near Lougheed Highway and the Mary Hill Bypass, the Subject Property offers excellent access to major transportation routes serving Coquitlam, Pitt Meadows, Surrey, and the broader Metro Vancouver area.

Currently undergoing extensive renovations with availability slated for September 1, 2025, the Subject Property features 7 distinct unit types—some of which have multiple loading bays—designed to accommodate warehousing, light manufacturing, repair, and R&D uses. The available units can be leased separately or adjoined.

# SALIENT DETAILS

**Municipal Address:** [2054 Kingsway Avenue](#)

**City:** Port Coquitlam

**PID:** 008-960-780

**Zoning:** [M1 - General](#)

**Year Built:** 1980

**Building Size:** 14,784 SF

**Number of Units:** 6

**Clear Height:** 19' to 21'

**Availability:** September 1, 2025

**Additional Rent:** \$6.75 PSF

**Asking Rent:** Contact Listing Agent



# HIGHLIGHTS



## Secured Units

Gated industrial park with security surveillance.



## Ample Parking

Each unit has designated stalls with the opportunity to rent additional stalls.



## Ceiling Fans

Warehouses are equipped with ceiling fans.



## Central Location

Situated in the heart of Port Coquitlam, this property offers easy access to the Mary Hill Bypass and Coast Meridian Overpass which links key areas of the region, including Downtown Vancouver, Coquitlam Centre, Pitt Meadows, and Maple Ridge.



## Nearby Transit

- 30m to the nearest bus stop (Bus #175), which connects tenants to Coquitlam Central Station, offering connections to Downtown Vancouver and YVR via the West Coast Express and SkyTrain.
- 10-minute drive to Coquitlam Central Station



## New Renovations

Undergoing major exterior and interior upgrades, including:

- New roof, exterior paint, asphaltting, landscaping, security gate, and tenant monument signage
- Interior enhancements such as new paint, LED lighting, floor coatings/sealants, electrical upgrades, and new vinyl flooring in offices.

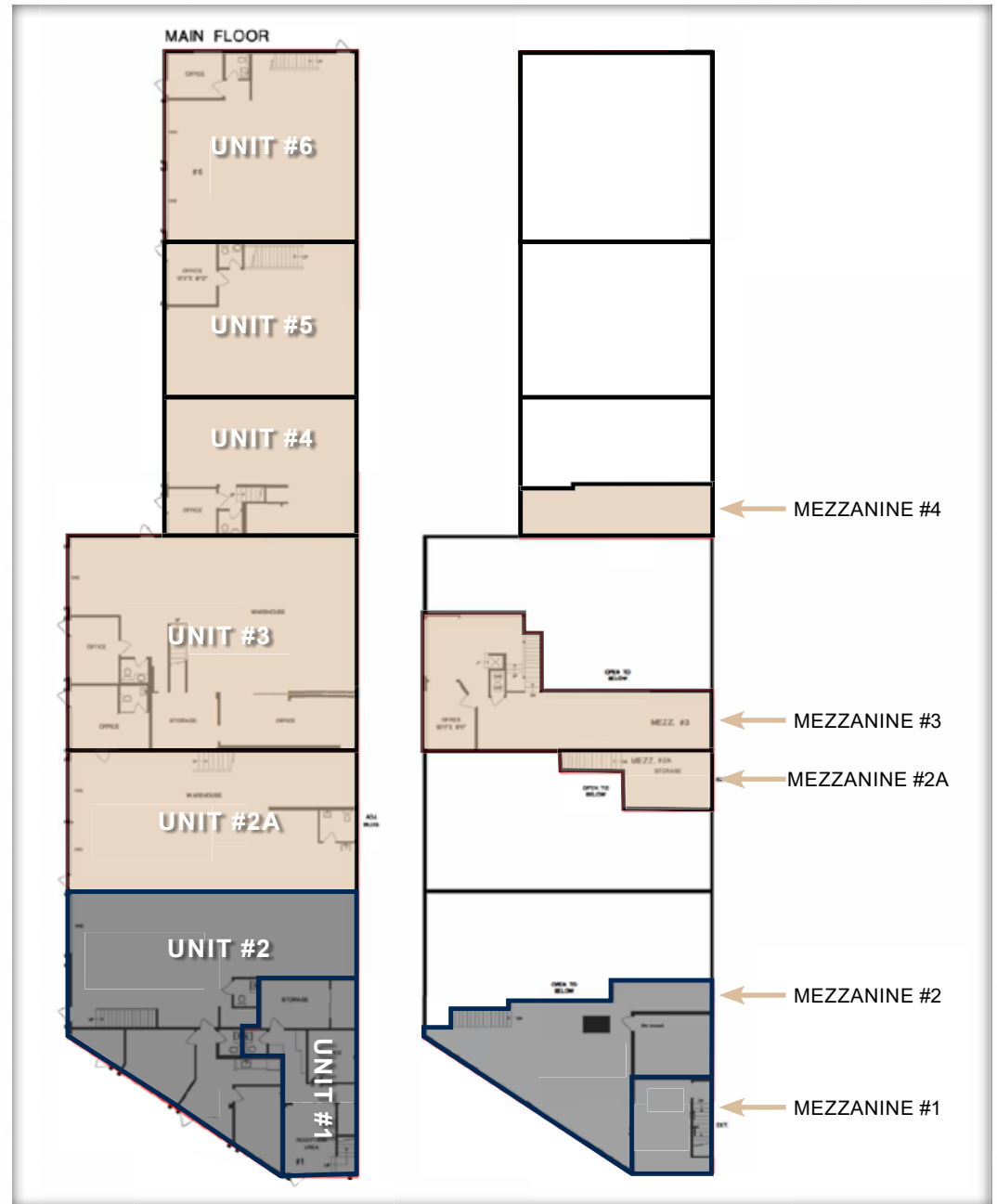




# SITE PLAN

Unit #	Unit Size	Main Floor	Mezzanine	Loading Bays	Parking Stalls
-----Unit 1*----- LEASED -----					
-----Unit 2----- LEASED -----					
Unit 2A	2,020 SF	1,737 SF	283 SF	2	2 Stalls
Unit 3	3,815 SF	2,687 SF	1,128 SF	1	3 Stalls
Unit 4	1,574 SF	1,142 SF	442 SF	2	2 Stalls
Unit 5	1,296 SF	1,296 SF	-	1	2 Stalls
Unit 6	1,578 SF	1,578 SF	-	2	2 Stalls
<b>TOTAL</b>	<b>14,784 SF</b>	<b>11,349 SF</b>	<b>3,435 SF</b>		

\*Office Unit with no Warehouse.



# LOCATION OVERVIEW

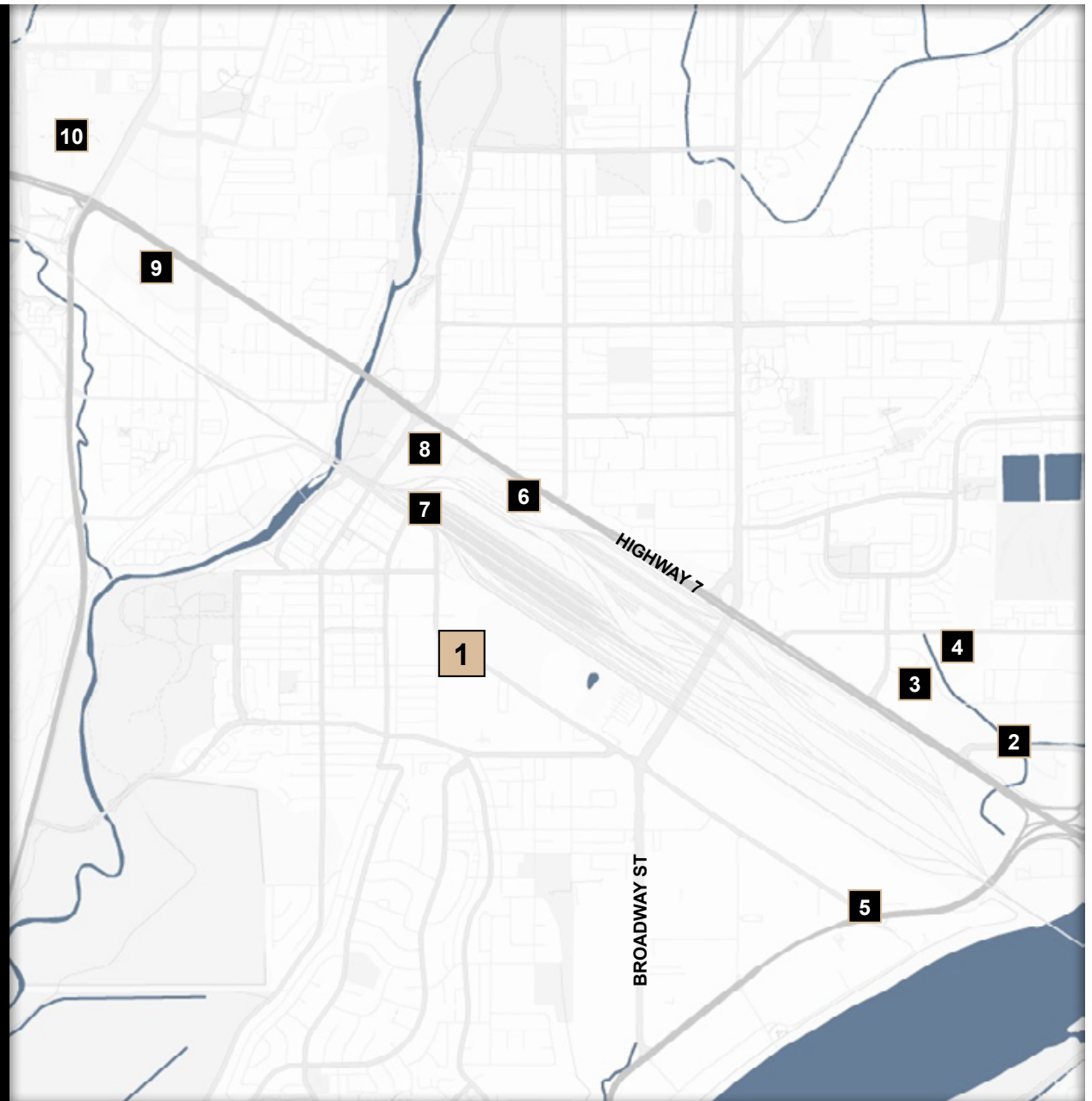
## LOCATION SUMMARY

The Subject Property is located in the heart of Port Coquitlam, offering easy access to major transportation routes such as Lougheed Highway and the Mary Hill Bypass. The property is 30m to the nearest bus stop (Bus #175), which connects users to Coquitlam Central Station offering connections to Downtown Vancouver.

Port Coquitlam is experiencing steady growth and revitalization, making it one of the region's most appealing communities. The Subject Property offers an excellent opportunity to lease newly renovated units in a growing neighbourhood with continued development in the surrounding area.

## LEGEND

- |   |   |
|---|---|
| 1. <b>Subject Property</b>  | 9. Westwood Mall:<br>The Brick<br>Winners   |
| 2. Fremont Village:<br>Walmart<br>Canadian Tire<br>Mark's<br>RBC    | 10. Coquitlam Centre:<br>Walmart Supercentre<br>Hudson's Bay<br>T&T Supermarket<br>London Drugs |
| 3. Costco   | Best Buy<br>Dollarama<br>Golf Town<br>Lululemon   |
| 4. The Home Depot   | Uniqlo<br>Cactus Club Cafe  |
| 5. Chevron  |   |
| 6. Lordco   |   |
| 7. CP Railway   |   |
| 8. Shaughnessy Station Mall:<br>Summit Tools<br>Earls Kitchen + Bar |   |



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THE  
**MAX**  
ON  
KINGSWAY



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