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FOR SALE

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**10,948 SF** Centrally Located  
High-Traffic Industrial Building  
with Grade Loading

**2589 Kingsway Avenue, Port Coquitlam**

A rare opportunity to acquire a versatile industrial property in Port Coquitlam, ideal for both owner-occupiers and investors. The building offers flexibility with the potential to be divided into three separate units, providing strong functionality and investment potential.

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## Location

2589 Kingsway Avenue, Port Coquitlam, offers a centrally located industrial property with excellent access to major highways, including the Trans-Canada Highway and Lougheed Highway, ensuring easy connectivity for logistics and commuting. The property is well-served by public transit, with bus routes and the Port Coquitlam SkyTrain station nearby, providing convenience for employees and visitors. Retail amenities, including shopping centers and restaurants, are within minutes, and the surrounding area boasts a strong local population base, offering both a skilled workforce and potential customer reach.

## Available Areas\*

Office	960 SF
Mezzanine	740 SF
Warehouse	9,248 SF
<b>Total</b>	<b>10,948 SF</b>

\*Areas are approximate and to be verified

## Property Features

- Concrete block construction
- 16' clear ceiling heights
- Radiant heat
- Three (3) grade (12' x 14') rear loading doors
- 100amp 240v 3 phase power service
- Energy-efficient LED lighting
- Two (2) washrooms
- Fully sprinklered
- Newer roof
- 16 parking stalls

## Lot Size

16,248 SF

## Zoning

M-1 General Industrial

## Available

Immediately

## Asking Purchase Price

\$5,250,000.00

## Property Taxes (Est. 2025)

\$44,231.26



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