

FOR SALE | INDUSTRIAL
1710 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**MAJOR PRICE
REDUCTION**



- ▶ **1.75 Acres Hard to Find Heavy Industrial Zoned Land**
- ▶ **Leased to Fortune 100 Company**
- ▶ **Holding Revenue While Planning for Future Development**

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Location

The site is centrally located on the east side of Coast Meridian Road between Kingsway Avenue and the Mary Hill Bypass. This property offers excellent access to Lougheed Highway, Mary Hill Bypass, and the Pitt River Bridge.

Features

- ▶ New site drainage system in place
- ▶ Fully fenced and gated
- ▶ Graded and leveled
- ▶ Yard lights
- ▶ Leased to Fortune 100 company

Tenancy & Income

The property is fully leased to a Fortune 100 company until August 31, 2027. The Tenant has an option to extend the lease by one (1) additional year that expires August 31, 2028. The Tenant currently pays \$30,001.79 per month NNN. The basic rent increases to \$31,265.03 per month September 1, 2025.

Existing Mortgage

There's potential to assume the Vendor's existing mortgage. The mortgage amount is \$6,995,000 at 3.32% until December 2026. Contact agent for additional info.

Due Diligence Package

Available to qualified groups via execution of a Confidentiality Agreement (CA).

Lot Size

75,794 SF (190' x 399') or 1.75 acres approximately

Zoning

M-2 (Heavy Industrial)

Property Taxes

\$78,886.50

Share Sale Opportunity

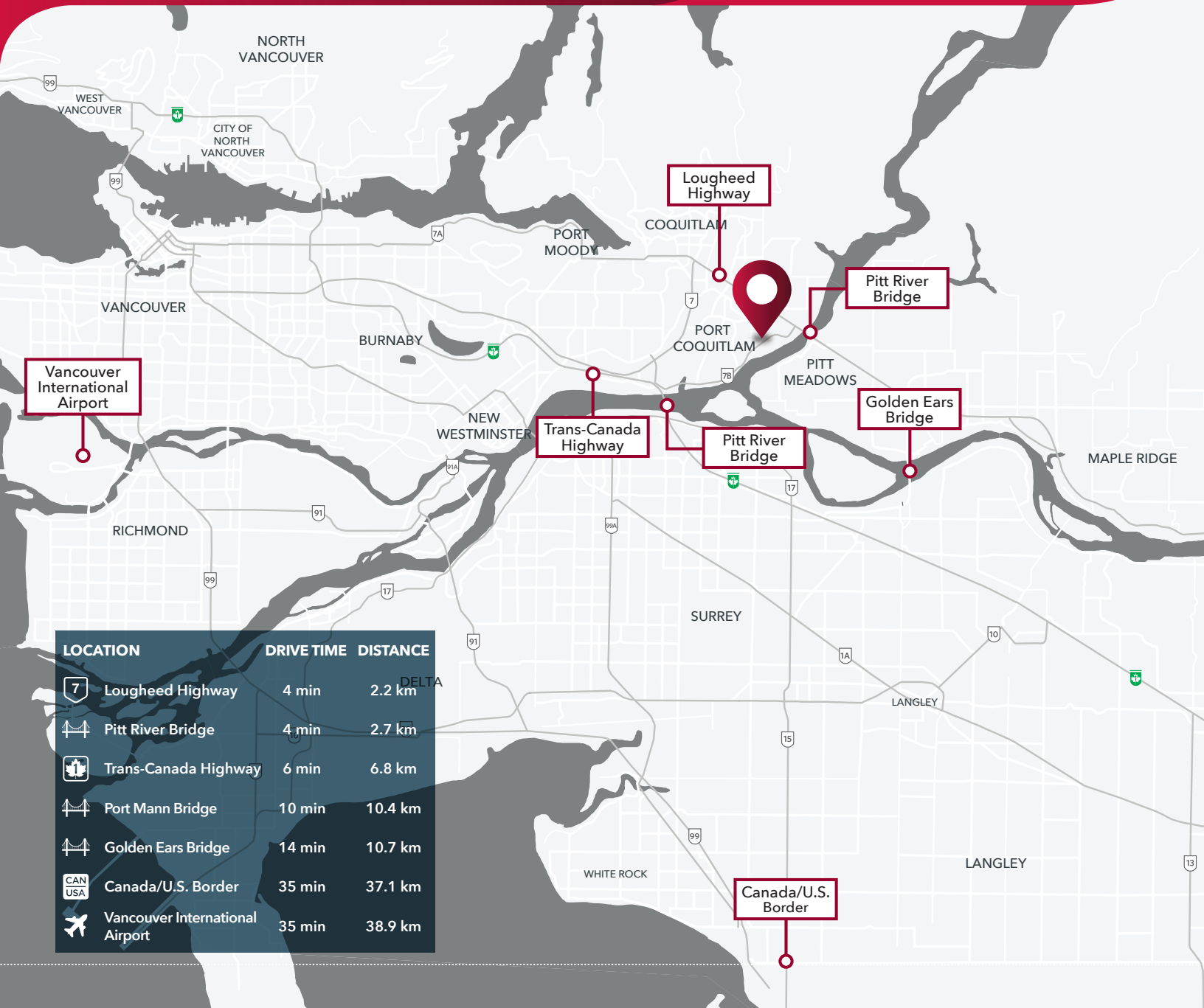
Contact agent for details

Price

~~\$12,500,000.00~~ \$11,250,000.00



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