

FOR LEASE

1156 KINGSWAY AVENUE
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

5,000 SF UP TO 2 ACRES AVAILABLE



WATCH VIDEO 

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CELEBRATING OVER
50
YEARS IN VANCOUVER

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SPACE	LOT SIZE	BASIC RENT	ADDITIONAL RENT*	TOTAL MONTHLY + GST	AVAILABILITY
A	5,000 SF	\$5.50 PSF	0.90 PSF	\$2,666.67	Immediately
B	8,000 SF	\$5.50 PSF	0.90 PSF	\$4,266.67	Immediately
C	0.50 Acres	\$4.95 PSF	0.90 PSF	\$10,617.75	Immediately
D	2 Acres	\$4.25 PSF	0.90 PSF	\$37,389.00	Immediately

*Provided as an estimate only.



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Opportunity

To rent a centrally located paved yard area with a shop building next to a signalized intersection on the Mary Hill Bypass.

Location

Southeast corner of Kingsway and the Mary Hill Bypass (Highway 7B). The site is 35 minutes from downtown Vancouver. The Pitt River Bridge and Lougheed Highway are east of the site. Highway 1 is minutes away via the Golden Ears Bridge to the east or via the Lougheed Highway to the west.

Zoning

M-2 (Industrial) providing most industrial uses as well as yard storage uses ([click to view bylaw](#))

Features

- Access to 3-phase power and water
- Automated gate
- Security cameras
- Majority of land is paved
- Private access available
- High exposure property at the corner of Kingsway Avenue & Mary Hill Bypass
- Heavy industrial M-2 zoning
- Flexible lease terms
- Suitable for trucks, trailers, and equipment storage
- Excellent access to Highway 7B, Lougheed Hwy & Highway 1





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