

# FOR LEASE

105-1515 BROADWAY STREET, PORT COQUITLAM, B.C.

## SINGLE-BAY INDUSTRIAL UNIT IN PORT COQUITLAM

UNIT SIZE: 2,637 SF

CD-9 ZONING

MARY HILL BYPASS



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## OPPORTUNITY

Marcus & Millichap is pleased to present Unit 105 - 1515 Broadway Street (the "Subject Property"), a newly renovated 2,637 SF strata industrial unit located in Port Coquitlam's Mary Hill Business Park and available for lease. The Subject Property offers a functional warehouse/office layout, one grade-level loading door, 20'10" clear height, 3-phase power, and three parking stalls.

Located in one of Metro Vancouver's most established industrial nodes, the Subject Property provides direct access to Highway 1, the Mary Hill Bypass, and Lougheed Highway.

## SALIENT DETAILS

Municipal Address:	<a href="#">Unit 105-1515 Broadway Street, Port Coquitlam, B.C.</a>
Zoning:	CD-9
Additional Rent:	\$8.55 PSF
Asking Rent:	\$19.50 PSF

## AVAILABLE AREA

Unit	105
Total Size	2,637 SF
Warehouse	885 SF
Main Floor Office	699 SF
Second Floor Office	711 SF
Mezzanine Area	342 SF
Availability	Immediate



## UNIT FEATURES

 Monument Signage Available	 10' x 14' Grade Level Loading Door	 HVAC in Office	 2 Bathrooms
 20'10" Clear Height in Warehouse	 Infrared Radiant Tube Heating	 Excellent Access to Lougheed Hwy & Mary Hill Bypass	 3-Phase Electrical Service

## LOCATION SUMMARY

The Subject Property is located in the Mary Hill Business Park, offering immediate access to the Mary Hill Bypass and quick connections to Lougheed Highway and Highway 1. This area is one of Port Coquitlam's most established industrial nodes, with a strong base of surrounding users and nearby retail and services supporting day-to-day operations.

## LEGEND

- |   |  |
|---|--|
| 1. <b>Subject Property</b>  | 6. The Home Depot  |
| 2. A&W  | 7. Chevron   |
| 3. Starbucks  | 8. Lordco Autoparts  |
| 4. <u>Fremont Village:</u><br>Walmart, Canadian Tire, Mark's, RBC | 9. CP Railyard   |
| 5. Costco   | 10. <u>Shaughnessy Station Mall:</u> Summit Tools, Earls Kitchen + Bar |

