

FOR LEASE | INDUSTRIAL
#2111 - 1225 KINGSWAY AVENUE
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,800 SF Industrial Strata Unit**
- ▶ **Centrally Located in Port Coquitlam**
- ▶ **Mary Hill Bypass Exposure to 30,000 Cars Per Day**

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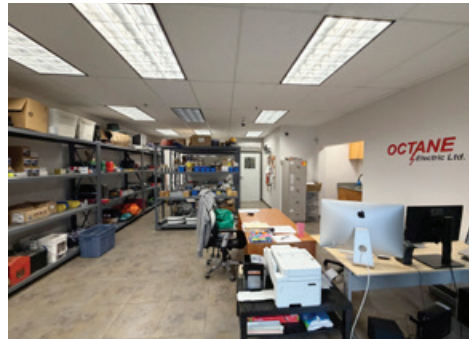


Location

The subject property is located at the east end of the Mary Hill Business Park in Port Coquitlam with numerous amenities nearby. The property provides convenient access to the Lower Mainland with immediate access to the Mary Hill Bypass and is just minutes to Highway 1 and Lougheed Highway.

Features

- ▶ Concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ 21' ceilings
- ▶ 100A 120/208V 3-phase electrical
- ▶ 1 grade level loading door
- ▶ Security system
- ▶ HVAC office
- ▶ Finished office/showroom area
- ▶ T-5 lighting
- ▶ Radiant tube warehouse heating
- ▶ 2 washrooms, 1 with shower



Available Space

Ground floor	2,000 SF
Mezzanine	800 SF
Total	2,800 SF

Zoning

M2 (Heavy Industrial)

Basic Rent

\$18.00 PSF

Additional Rent

\$8.50 PSF (2026 estimate)

Availability

Immediate

