

# FOR LEASE

720-750 KINGSWAY AVENUE  
PORT COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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**FOR LEASE | INDUSTRIAL LAND**  
**720750 KINGSWAY AVENUE**  
PORT COQUITLAM, BC

| ADDRESS                 | LOT SIZE   | BASIC RENT | ADDITIONAL RENT* | TOTAL MONTHLY + GST | AVAILABILITY |
|-------------------------|------------|------------|------------------|---------------------|--------------|
| 720 Kingsway Avenue     | 1.29 Acres | \$4.95 PSF | \$1.00 PSF       | \$29,155.00         | Immediately  |
| 750 Kingsway Avenue     | 4.95 Acres | \$4.50 PSF | \$1.00 PSF       | \$103,768.09        | Immediately  |
| 720-750 Kingsway Avenue | 6.24 Acres | \$4.50 PSF | \$1.00 PSF       | \$130,718.09        | Immediately  |

*\*Provided as an estimate only.*



## Opportunity

Opportunity to lease centrally located heavy industrial yard. Offering 1.29 to 6.24 acres contiguous with access to 3-phase power and water. The offering includes 0.70 acres of foreshore with direct water access.

## Location

The site is centrally located between the Mary Hill Bypass and the Pitt River at the west end of the Pitt River Bridge. Access to the property is off of the Mary Hill Bypass via Fremont Street.

## 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
- ▶ 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 Highway, and Highway 1





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