

FOR LEASE

12 - 1740 Broadway Street

Port Coquitlam, BC



Randy Zhao

Personal Real Estate Corporation

778.251.1001

Randy.Zhao@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

- member of -

CORFAC
INTERNATIONAL

12 - 1740 BROADWAY STREET

Port Coquitlam, BC

OPPORTUNITY

Seize this excellent opportunity to lease a well-positioned strata industrial unit in the heart of the Mary Hill Industrial Area in Port Coquitlam. Unit 12 at 1740 Broadway Street sits on the east side of Broadway between Industrial Avenue and Morgan Avenue, offering outstanding visibility and signage potential.

This M1-zoned unit provides exceptional connectivity to the entire Lower Mainland, with the Mary Hill Bypass, Lougheed Highway, Highway 1, and the Golden Ears Bridge all within minutes. Tenants benefit from quick access to Coquitlam, Burnaby, Vancouver, and beyond.

The complex features a professionally maintained strata environment with strong pride of ownership throughout. It is ideal for warehouse, distribution, light manufacturing, or service businesses seeking a central and strategic location in one of the Tri-Cities' most established industrial corridors.

PROPERTY DETAILS

ADDRESS

#12 1740 Broadway Street, Port Coquitlam, V3C 2M8

LEGAL DESCRIPTION

Strata Lot 12, Plan LMS1369, District Lot 288, New Westminster Land District, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as Appropriate.

PROPERTY TYPE

Industrial

ZONING

M1

BUILDING SIZE

3,147 SF

CEILING HEIGHT

18ft

GRADE LOADING

One

PARKING

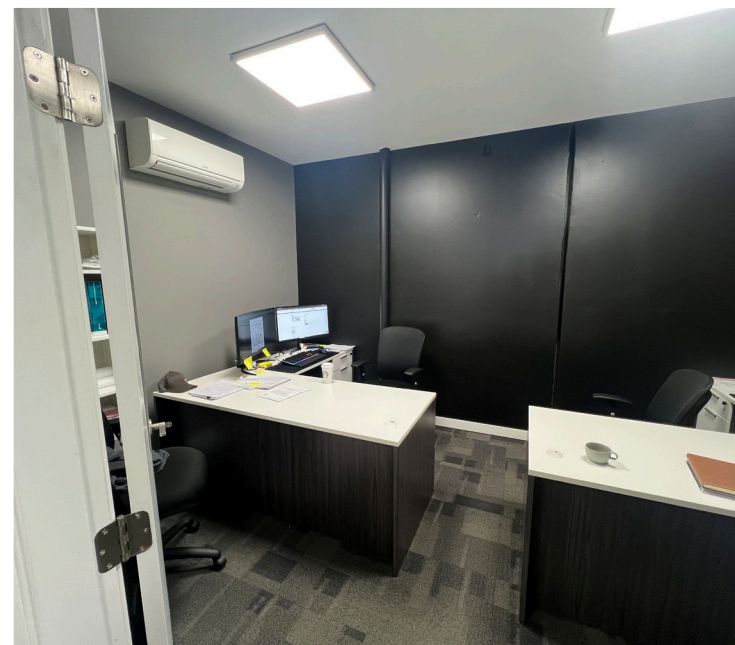
3 Stalls

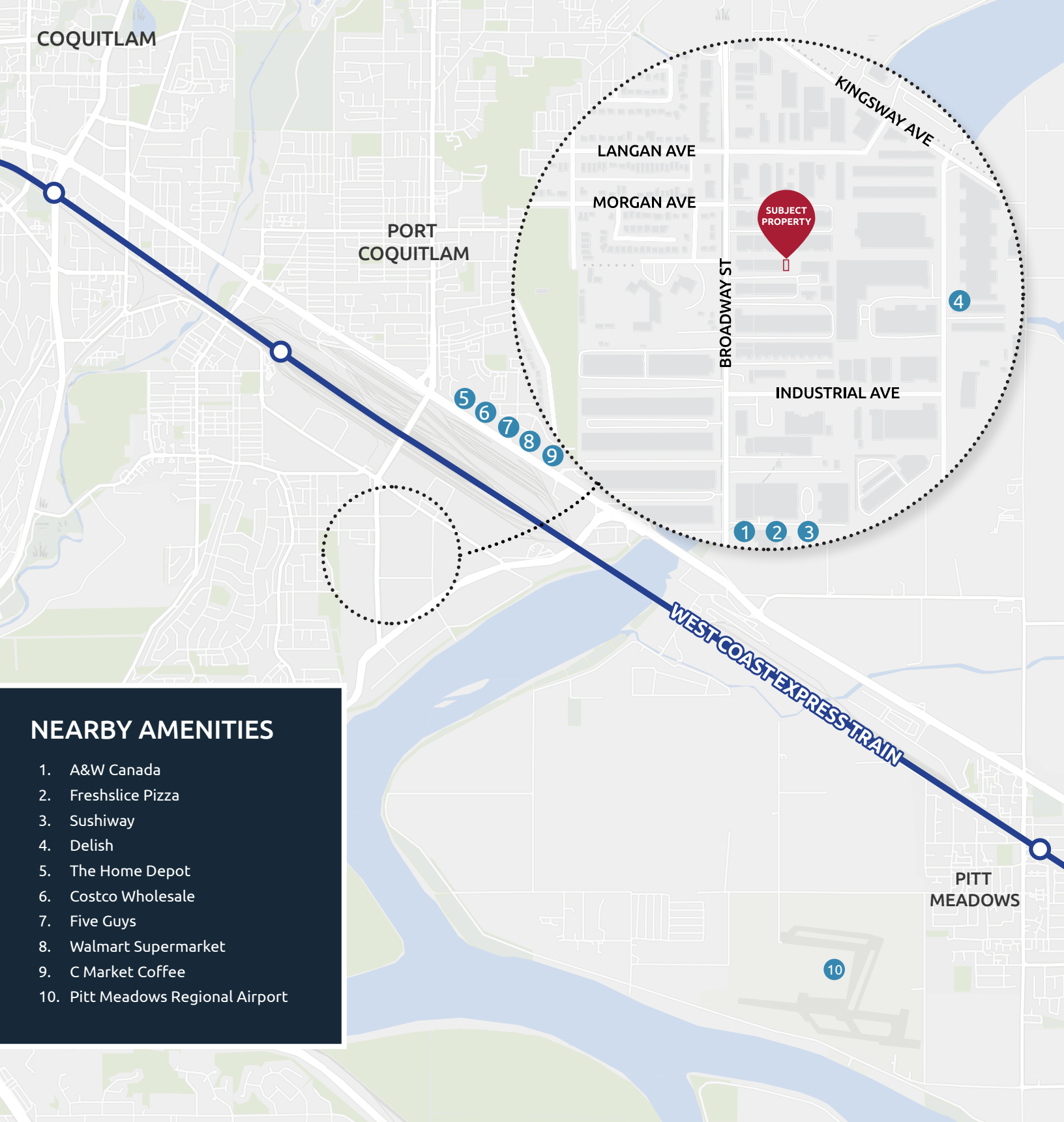
BASE RENT

\$19.00 per sqft per annum

ADDITIONAL RENT

\$6.50 per sqft per annum





NEARBY AMENITIES

1. A&W Canada
2. Freshslice Pizza
3. Sushway
4. Delish
5. The Home Depot
6. Costco Wholesale
7. Five Guys
8. Walmart Supermarket
9. C Market Coffee
10. Pitt Meadows Regional Airport

Randy Zhao

Personal Real Estate Corporation

778.251.1001

Randy.Zhao@macdonaldcommercial.com

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver BC V6J 1P5

www.macdonaldcommercial.com