

For Lease

Unit 109 & 110 - 1750 Coast Meridian Road
Port Coquitlam, BC

High quality, efficient warehouse/office space available within a professionally managed and well-maintained multi-tenant facility



PROMOTIONAL NET LEASE RATES

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*Kyle Blyth Personal Real Estate Corporation

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Property details

ZONING
M-1 (permits a wide range of industrial uses)

ADDITIONAL RENT
\$4.81 psf*
Not including management fee

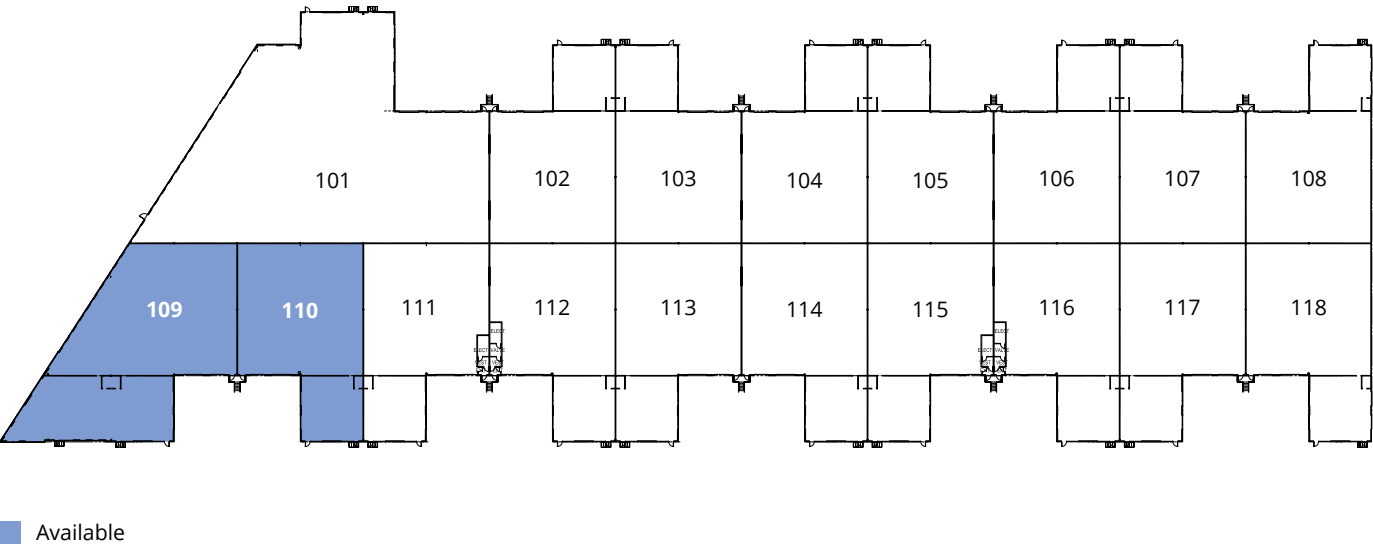
Location

Located in central Port Coquitlam, this facility is ideally situated between the Lougheed Highway and Mary Hill Bypass. Recently completed infrastructure upgrades such as the new Coast Meridian Overpass and the Pitt River Bridge are only minutes away, as well as the Trans-Canada Highway.

Property highlights

-  26' clear ceiling heights
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 - Unit 109:** One (1) dock and one (1) grade level loading door
 - Unit 110:** Two (2) grade level loading doors
-  Fully sprinklered
-  Concrete tilt-up construction
-  Ample parking
-  Air conditioned office space in select units

Site plan

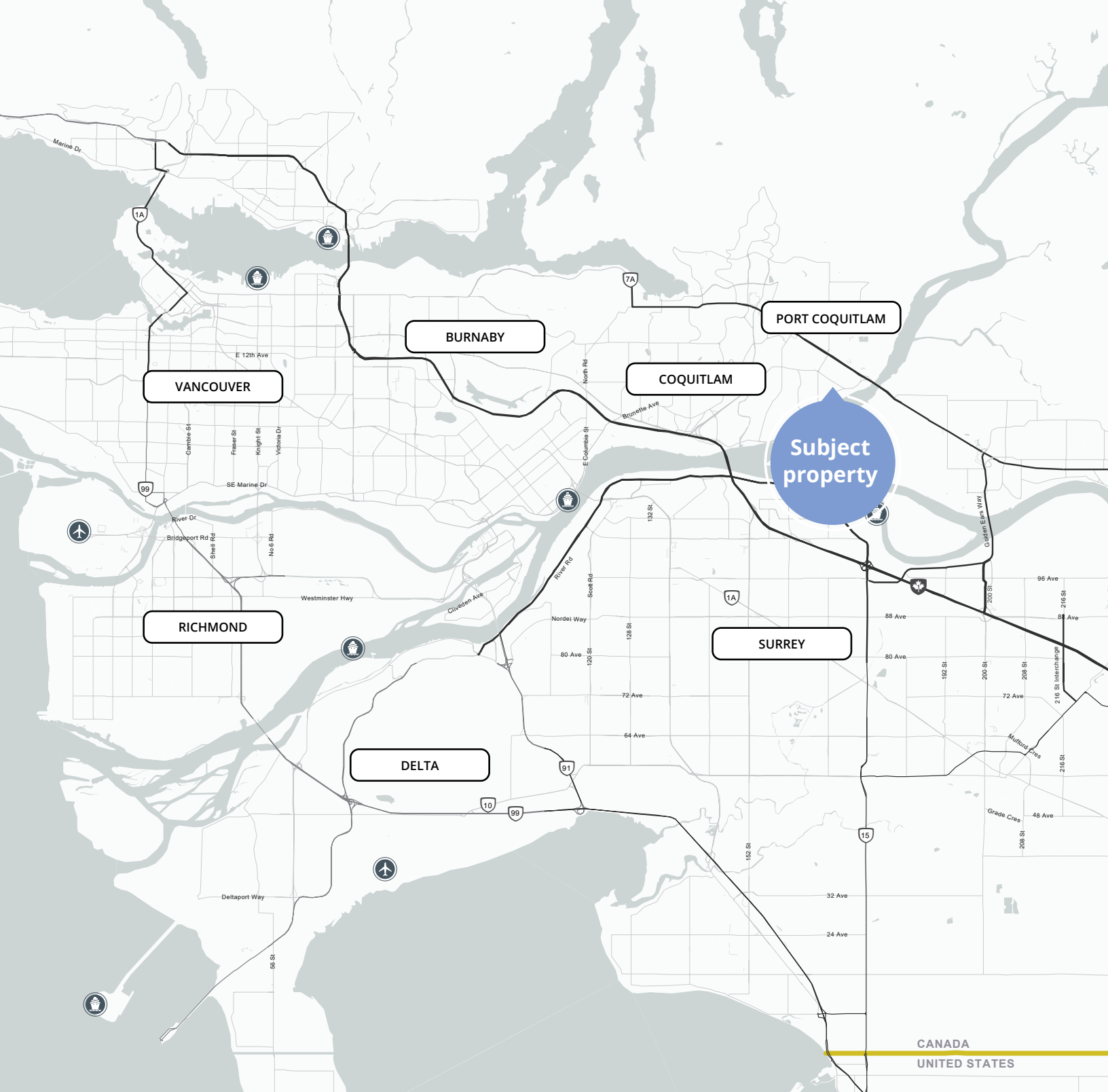


Availabilities

	Unit 109*	Unit 110*
Office (sf)	1,520	-
Warehouse (sf)	10,714	8,400
Mezzanine (sf)	1,000	-
Total (sf)	13,234	8,400
Availability	Immediate	Immediate
Promotional net lease rate (psf, per annum)	\$18.50	\$18.50

*Units 109 & 110 can be combined totaling 21,634 sf.





Contact for more information

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