



Expansion Space

1605 Industrial Avenue, Port Coquitlam

New, High Quality Warehouse & Office For Lease

19,911 to 58,132 SF available! Centrally located, minutes from Highway 1, the Port Mann Bridge and Lougheed Highway.

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Owned & Managed by



Marketed by

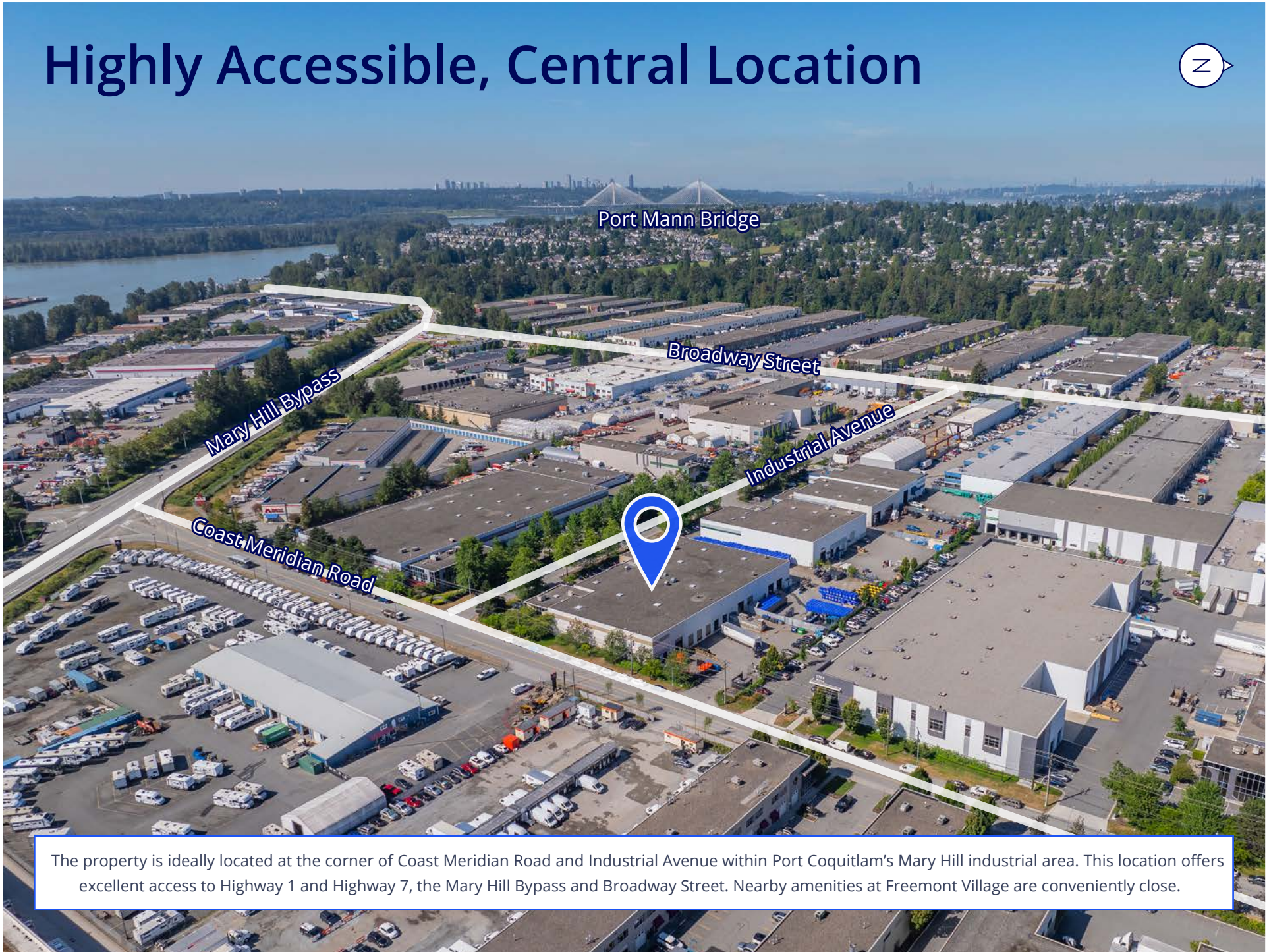


Property Features

Zoning	M2 Industrial	
Building Area	Unit 100	
	Main Floor Warehouse	13,655 SF
	Main Floor Office	3,631 SF
	<u>2nd Floor Office</u>	<u>2,625 SF</u>
	Subtotal	19,911 SF
	Unit 200	
Existing Warehouse	25,404 SF	
Expansion Warehouse	10,005 SF	
<u>Main Floor Office</u>	<u>2,812 SF</u>	
Subtotal	38,221 SF	
Total	58,132 SF	
Ceiling Height	24' clear in warehouse	
Loading	5 dock loading doors with levelers, 7 grade loading doors	
Power	200 amp, 600 volt 3-phase electrical service	
Sprinklers	NFPA # 231C class IV commodities to 20'	
Parking	Ample parking available	
Features	<ul style="list-style-type: none"> • Freestanding, concrete tilt-up construction with an abundance of glazing & natural light • Excellent exposure & signage opportunity • Well-improved office space on 2 levels • New expansion space under construction • Owned & professionally managed by Beedie 	
Available	Existing Building: March 1, 2025 Expansion Space: December 2025	
Asking Lease Rate	\$22.50 per SF, net	
Additional Rent	\$6.50 per SF plus 5% management fee	



Highly Accessible, Central Location



Port Mann Bridge

Mary Hill Bypass

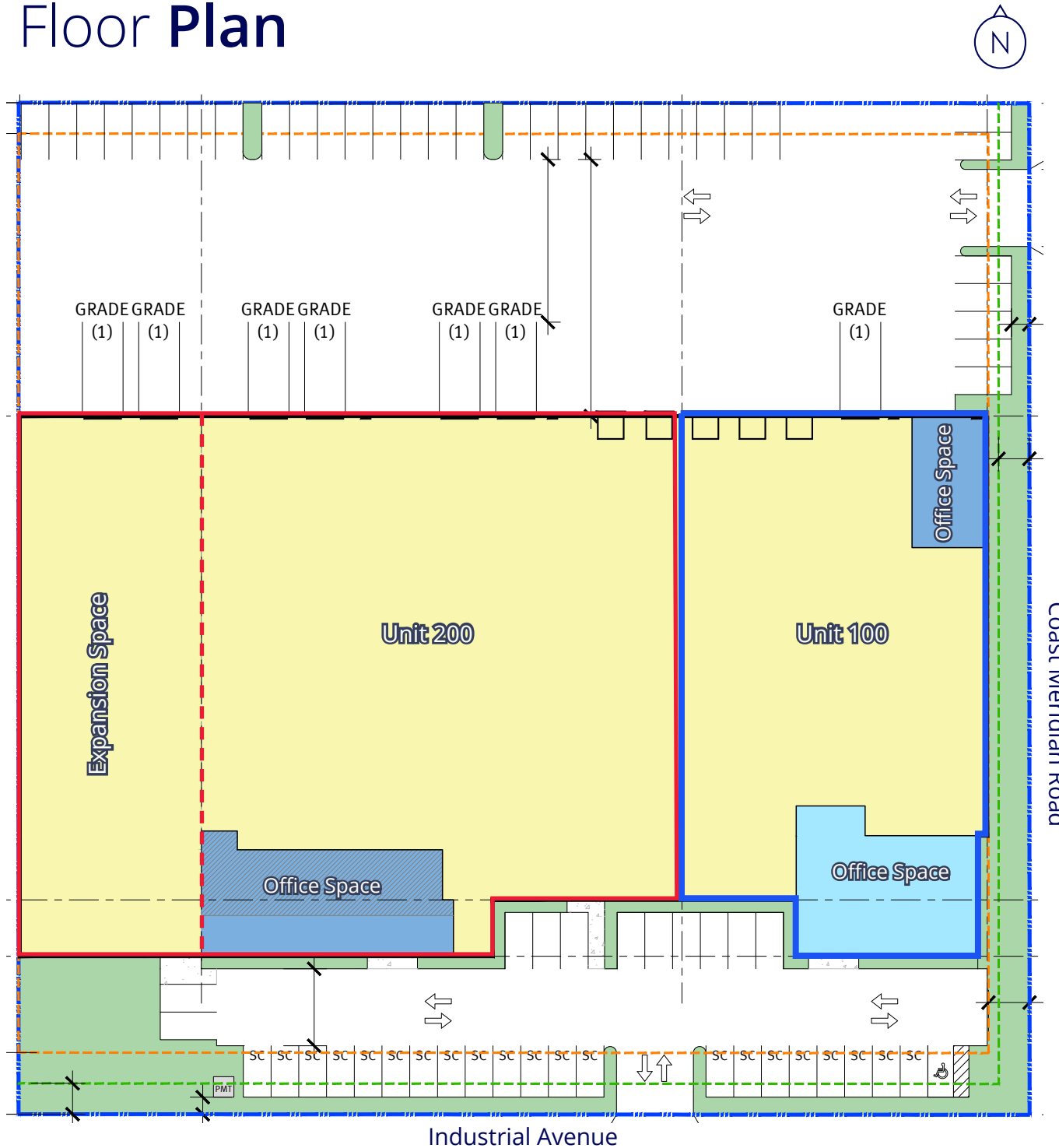
Broadway Street

Industrial Avenue

Coast Meridian Road

The property is ideally located at the corner of Coast Meridian Road and Industrial Avenue within Port Coquitlam's Mary Hill industrial area. This location offers excellent access to Highway 1 and Highway 7, the Mary Hill Bypass and Broadway Street. Nearby amenities at Freemont Village are conveniently close.

Floor Plan





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