

FOR LEASE

**1680 BROADWAY STREET
PORT COQUITLAM, BC**



**9,953 SF INDUSTRIAL END CAP
WITH DOCK & GRADE**



FOR LEASE

1680 BROADWAY STREET

PORT COQUITLAM, BC



LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide superb access to the area.

OPPORTUNITY

To utilize a modern warehouse facility with versatile loading and high cubic space.

ZONING

M-1 (General Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

AVAILABLE AREA

UNITS 118-119	
Warehouse	6,993 SF
Main Floor Office	1,480 SF
Total Available Area	8,473 SF
2nd Floor Office	1,480 SF
Total Available Area	9,953 SF

BUILDING FEATURES

- Concrete tilt-up construction with attractive and functional design
- Professionally managed and maintained by the Onni Group of Companies
- Ample parking
- Fully sprinklered
- Approximately 24' ceilings in the warehouse
- One (1) dock door & three (3) grade level loading doors
- Forced air gas warehouse heating
- 600 Volts, 120 Amps, 3-phase electrical service (tenant to verify)
- Ceiling fans in the warehouse
- Office areas well finished with laminate hardwood, carpet, fluorescent lighting, dropped t-bar ceiling and HVAC system
- Lunchroom with sink & counter
- Three (3) washrooms
- Alarm system
- Rear shipping office in rear of warehouse

LEASE RATE

From \$22.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at \$5.10 per square foot, per annum, plus a 7% management fee, plus GST

AVAILABILITY

Immediate



For more information, please contact:

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

RICK EASTMAN

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

700 West Georgia Street | Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, British Columbia V7Y 1A1 Canada
Main +1 604 683 3111
cushmanwakefield.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (03/23/bg)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.