



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**UNIT 106  
1515 BROADWAY STREET  
PORT COQUITLAM, BC**

**1,541 SF INDUSTRIAL BAY UNIT WITH OFFICE**



**Kevin Volz**  
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**LOCATION**

Mary Hill Business Park offers a high profile, business park location adjacent to the Mary Hill By-Pass just minutes from Highway 1 and the Lougheed Highway. Tenants will enjoy a professional business park environment with surrounding trees and creeks. Virtually all areas of Greater Vancouver are within a half hour drive from this very accessible location.

**ZONING**

CD9 (Comprehensive Development Zone 9) zoning. This allows for a wide range of industrial uses, such as wholesale, storage, manufacturing, testing, servicing and repairing of goods or materials, and accessory retail uses.

**PROPERTY FEATURES**

- Concrete tilt-up construction
- Business park setting
- 3-phase electrical service
- Three (3) designated parking stalls plus visitor and perimeter parking
- Fully sprinklered

**WAREHOUSE**

- Approximately 20' 8" ceiling height
- Rear grade loading door (12' x 14')
- Forced air gas heater
- Fluorescent lighting
- 2-piece handicap-accessible washroom

**OFFICE**

- Carpeted
- Baseboard heat
- Dropped T-bar ceiling
- Fluorescent and pot lights

**AVAILABLE AREA**

Warehouse	841 SF
Office	700 SF

**TOTAL AVAILABLE AREA** **1,541 SF**

**ASKING LEASE RATE**

\$20.95 PSF, net, per annum, plus GST

**ADDITIONAL RENT (2025)**

Estimated at \$10.17 PSF, per annum, plus GST

**AVAILABILITY**

Immediate

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