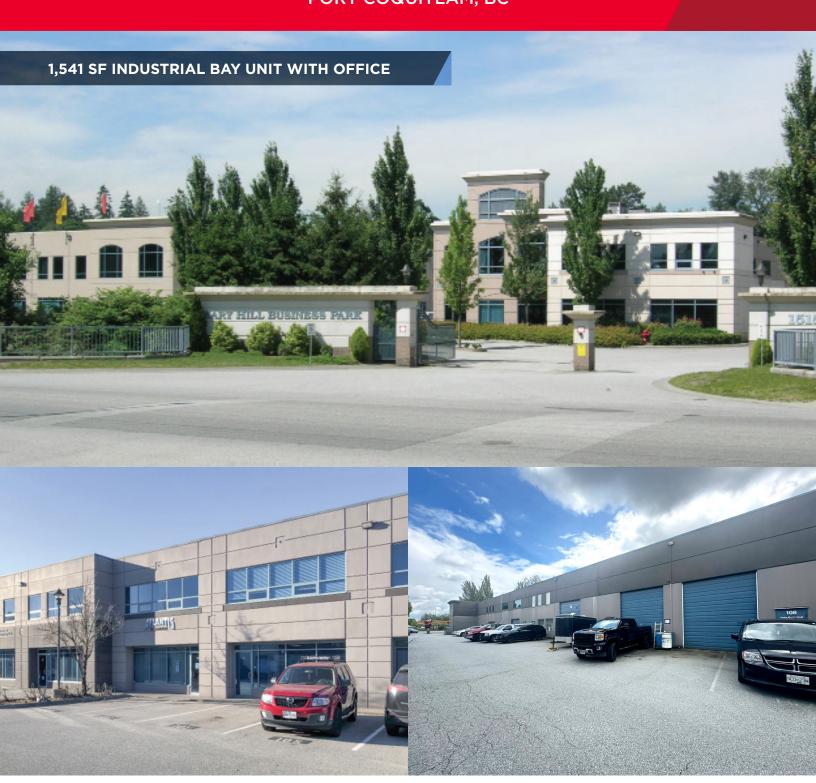


FOR LEASE

UNIT 106
1515 BROADWAY STREET
PORT COQUITLAM, BC



Kevin Volz

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Rick Eastman

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FOR LEASE



1515 BROADWAY STREET PORT COQUITLAM, BC

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

Kevin Volz

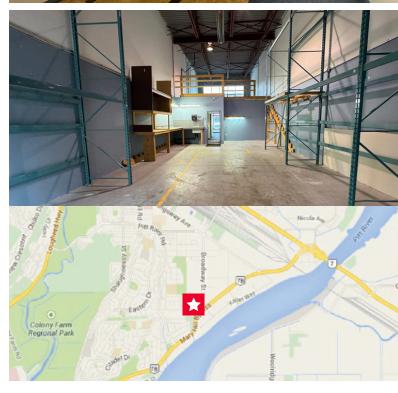
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