



**CUSHMAN &
WAKEFIELD**

FOR LEASE

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

1,541 SF INDUSTRIAL BAY UNIT WITH OFFICE



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

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

©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.



CUSHMAN & WAKEFIELD

FOR LEASE

**UNIT 106
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 (2024)

Estimated at \$10.00 PSF, per annum, plus GST

AVAILABILITY

Immediate

Kevin Volz

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

Rick Eastman

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

