

FOR LEASE

5,585 SF & 6,700 SF OFFICE/SHOP
PLUS UP TO 1.0 ACRE OF DEDICATED YARD

1485

COAST MERIDIAN ROAD Port Coquitlam, BC



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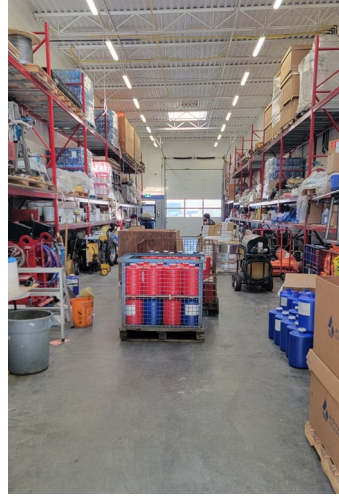


THE OPPORTUNITY

The property features a rare and unique opportunity to lease various office/shop units and yard areas with easy access and high visibility along the Mary Hill Bypass. The property was originally designed as a truck stop and is ideally suited for truck servicing/repair and trailer parking, as well as other uses such as automotive or marine repair and retail sales of boats, RV's, building supplies or heavy equipment.

SALIENT DETAILS

CIVIC ADDRESS	1485 Coast Meridian Road, Port Coquitlam, BC		
ZONING	CD-24 (Largely based on M-1 Industrial)		
		Unit 100	Unit 404/405
	Drive-thru shop	2,400 SF	4,015 SF
	Office Mezzanine	1,200 SF	785 SF
AVAILABLE AREAS	Main Floor Office / Storage	3,100 SF	785 SF
	Total	6,700 SF	5,585 SF
	Dedicated Yard Area	±35,000 SF	±9,000 SF
YARD AREA	The Landlord has preliminary city approval for two (2) approx. 4,000 SF Quonset huts in north yard if required.		
CEILING HEIGHT	19' clear in Building 100 17.5' clear in Building 400		
LOADING	Building 100: Front and rear 12' x 14' grade loading doors (drive through capability) Building 400: 12' x 14' grade doors New insulated loading doors in most units		
OCCUPANCY	Late 2024		
ASKING RATES	Building: \$23.95 PSF, net Yard: \$4.50 PSF		
ADDITIONAL RENT	Estimated at \$7.56 PSF (2024) <i>on building areas only</i>		



BUILDING FEATURES

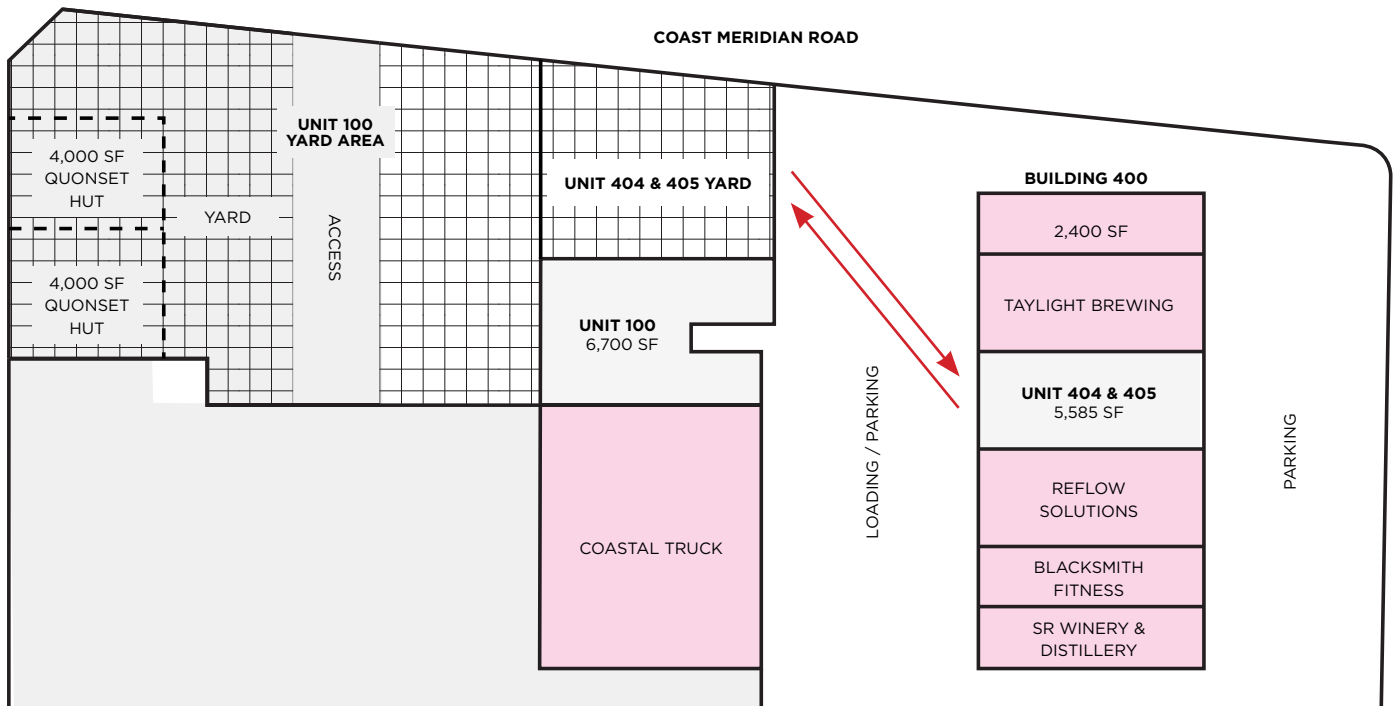
- Significant parking on all sides of the property
- Overhead Space Heaters
- Lighting upgraded to LED in all warehouse bays
- Skylights in both buildings
- City approval in place for new above-ground fuel island along Coast Meridian

Building 100:

- 600V 400A 3-Phase electrical
- SBS Torch-on roof in 2018
- Opportunity to add restaurant
- Expansive rooftop deck and BBQ area, Unit 100

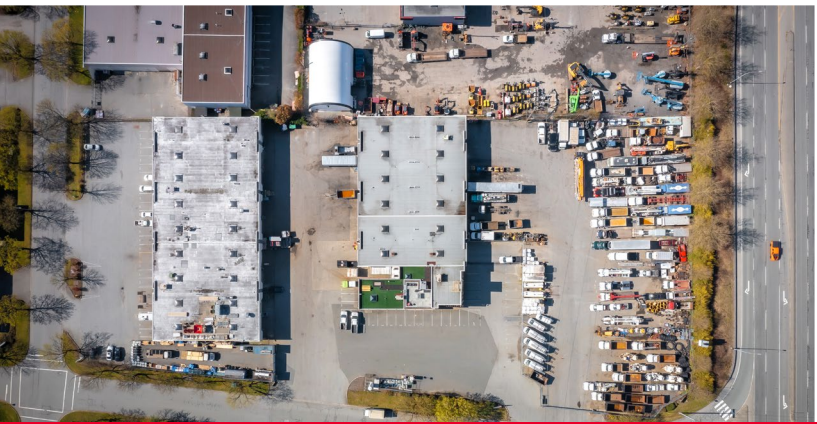
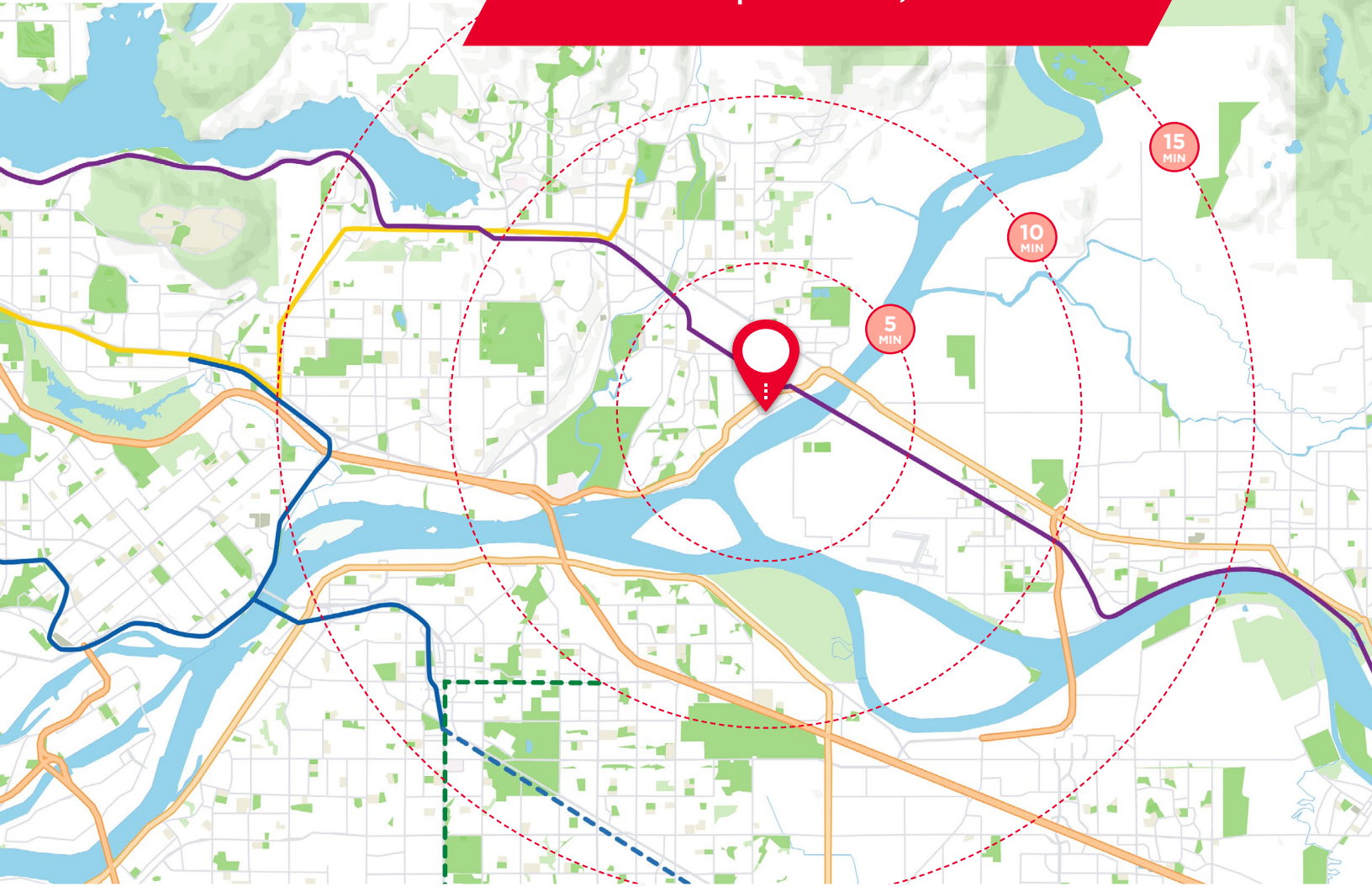
Building 400:

- 600V 600A 3-Phase electrical
- New Roof SBS in 2024



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