

# FOR SALE | 1650 KINGSWAY AVENUE PORT COQUITLAM

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Owner/User Opportunities with Heavy Power
- ▶ Automotive Uses Considered
- ▶ High Exposure Location
- ▶ Strata Titled Units, 6,000 -7,000 SF (Approximate)

#### CONTACT US:

Steve Caldwell  
Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
[steve.caldwell@lee-associates.com](mailto:steve.caldwell@lee-associates.com)

Chris McIntyre  
Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
[chris.mcintyre@lee-associates.com](mailto:chris.mcintyre@lee-associates.com)



# FOR SALE | INDUSTRIAL

## 1650 KINGSWAY AVENUE

### PORT COQUITLAM, BC

#### Location

On the south side of Kingsway Avenue just east of the Coast Meridian Overpass. Lougheed Highway is a block away and Highway 1 is 5-10 minutes west. The area is rapidly changing with new large-scale developments such as Conwest's Hub strata project and Saputo's (Dairyland) new plant.

#### Features

- ▶ Precast concrete construction
- ▶ Fully sprinklered
- ▶ 1,000 amp 600 volt 3 phase power (electrical main)
- ▶ 17' to 18' clear ceilings
- ▶ Radiant tube and forced air warehouse heat
- ▶ Grade level loading doors
- ▶ Ample parking (1 stall per 590 SF)
- ▶ 54' x 60' column spacing
- ▶ Kingsway Avenue exposure
- ▶ Near new roof
- ▶ New lighting, electric control loading doors, windows, paving and painting
- ▶ Build-to-suit offices
- ▶ Primarily ground floor units
- ▶ Rapidly developing area
- ▶ 35 minutes to downtown

#### Zoning

M-1 (General Industrial) allows for a wide range of industrial uses including warehousing, manufacturing, assembly, distribution, repair services, and some accessory commercial uses.

#### Lot Size

1.177 acres

#### Property Taxes

\$2.78 PSF

#### Strata Fees

\$1.25 PSF (estimate)

#### Availability

Unit 1150 - Immediate

Unit 1110 - Tenanted



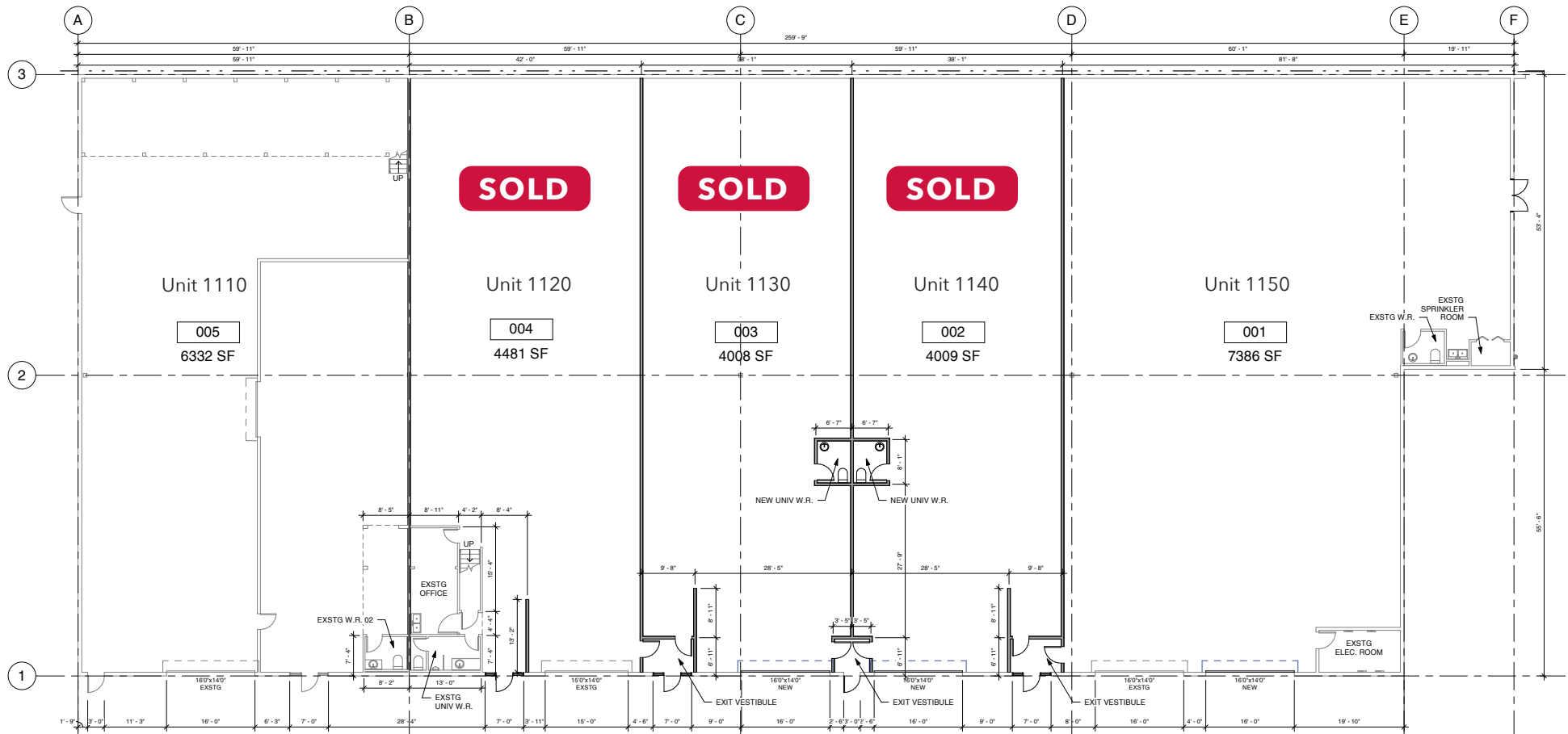


## Price List

Unit	Ground Floor Area	Parking	Price
Unit 1150	7,386 SF	12 stalls	\$2,474,310
<del>Unit 1140</del>	<del>4,009 SF</del>	<del>7 stalls</del>	<del>SOLD</del>
<del>Unit 1130</del>	<del>4,008 SF</del>	<del>7 stalls</del>	<del>SOLD</del>
<del>Unit 1120</del>	<del>4,481 SF</del>	<del>7 stalls</del>	<del>SOLD</del>
Unit 1110*	6,332 SF	11 stalls	\$2,089,560

\*Unit 1110 is tenanted

## Floor Plan





# FOR SALE | 1650 KINGSWAY AVENUE PORT COQUITLAM

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 1202 © 2020 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS