

**FOR LEASE | INDUSTRIAL YARD**  
**1156 KINGSWAY AVENUE**  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **High Exposure 10.35 Acre Site at the Corner of Kingsway Avenue and Mary Hill Bypass**
- ▶ **Heavy Industrial M-2 Zoning**
- ▶ **Flexible Lease Terms**

**Steve Caldwell**  
Personal Real Estate Corporation  
Partner | Executive Vice President  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

**Sebastian Espinosa CCIM, SIOR**  
Personal Real Estate Corporation  
Partner | Vice President | Industrial  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com



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**Opportunity**

To rent a centrally located fenced yard area next to a signalized intersection on the Mary Hill Bypass.

**Location**

Southeast corner of Kingsway and the Mary Hill Bypass (Highway 7B). The site is 35 minutes from downtown Vancouver. The Pitt River Bridge and Lougheed Highway are east of the site. Highway 1 is minutes away via the Golden Ears Bridge to the east or via the Lougheed Highway to the west.

**Zoning**

M-2 (Industrial) providing most industrial uses as well as yard storage uses.

**Legal Description**

Lot 1, Block 6, Section 17 & 18, Range 1E, Plan BCP8822 NWD

**Total Site Size**

10.35 acres

**Rental Area**

Approximately 16,000 SF

**Lease Term**

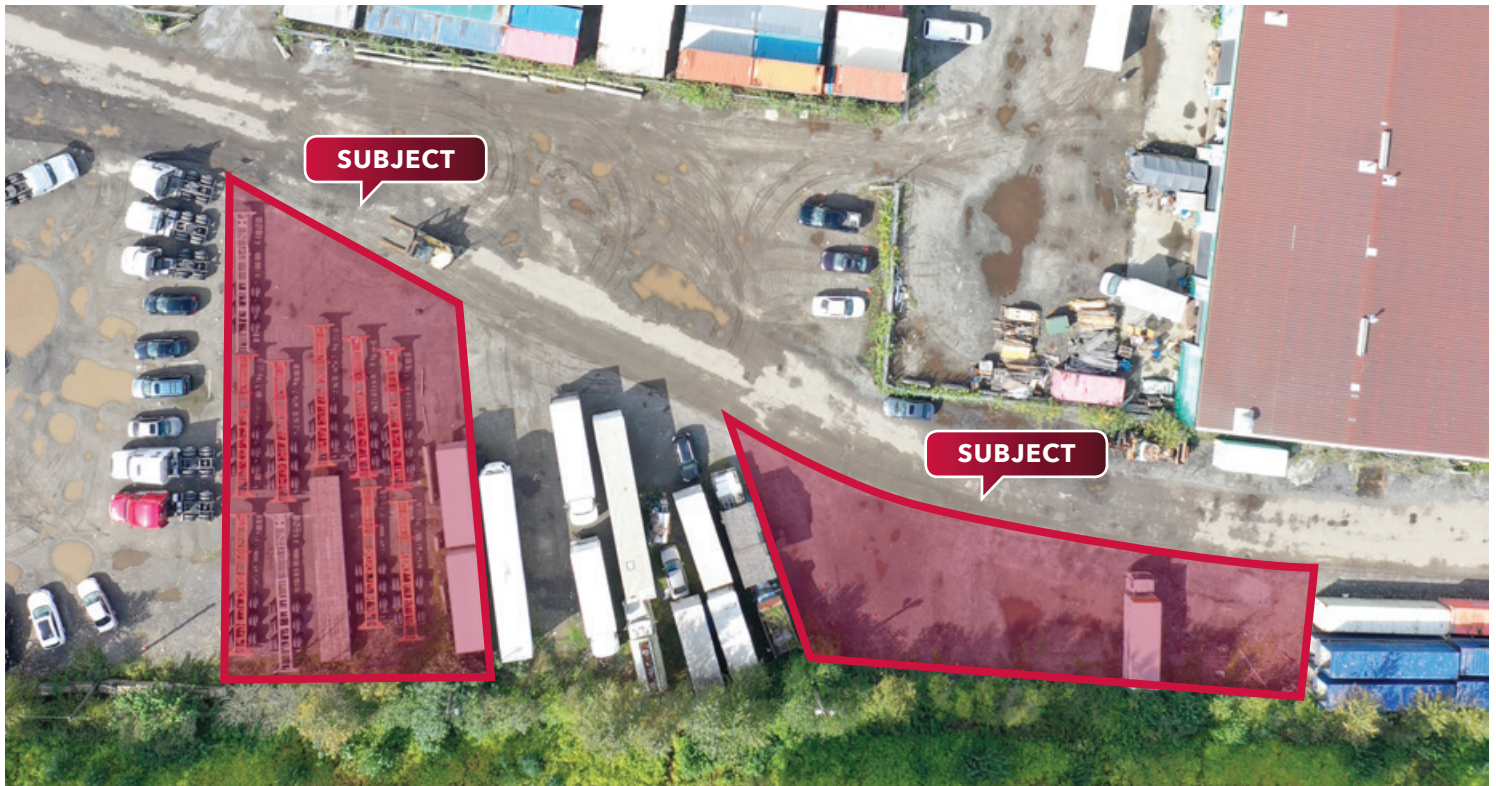
1 to 5 years

**Rental Rate**

Asking \$3.50 PSF gross

**Availability**

30 days



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