



- **Dock and Grade Loading Units Available**
- **Broadway Business Park**

Location and Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first class industrial and office/showroom space.

Highlights

- Attractive and clean industrial park
- 24' clear ceiling height
- Ample parking
- Quality tilt-up construction
- Front entrance, rear loading configuration

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

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

FOR LEASE | INDUSTRIAL 1551 BROADWAY STREET PORT COQUITLAM, BC

Zoning

M-1 (General Industrial) allowing for a wide range of light industrial uses.

Taxes & Operating Costs (2021 Estimate)*

\$3.21 PSF per annum, not including management fee of 5% of basic rent

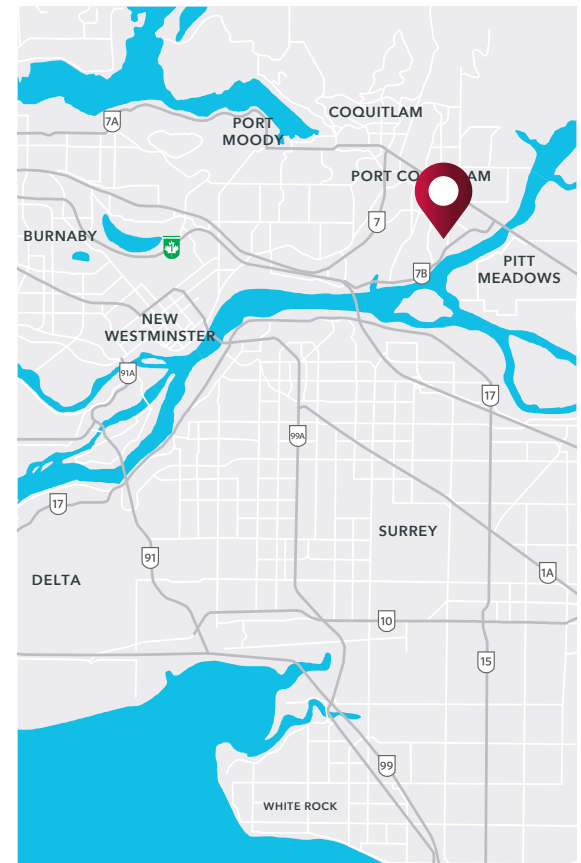
** All rental amounts are approximate and subject to change without notice*

Features

- ▶ 24' clear ceiling height
- ▶ Ample natural light
- ▶ 3 phase power
- ▶ Excellent truck maneuvering
- ▶ Fully sprinklered
- ▶ 8' x 10' dock loading door
- ▶ 12' x 14' grade loading door

Available Space

Unit	Warehouse	Office/Showroom	Second Floor	Total	Basic Rate*	Total Monthly+GST*	Availability
119	3,220 SF	980 SF	898 SF	5,098 SF	\$15.00	\$8,054.84	July 1, 2021
116	2,898 SF	1,050 SF	1,050 SF	4,998 SF	\$14.00 PSF	\$7,642.78	LEASED



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

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

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. 0203 © 2021 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.