



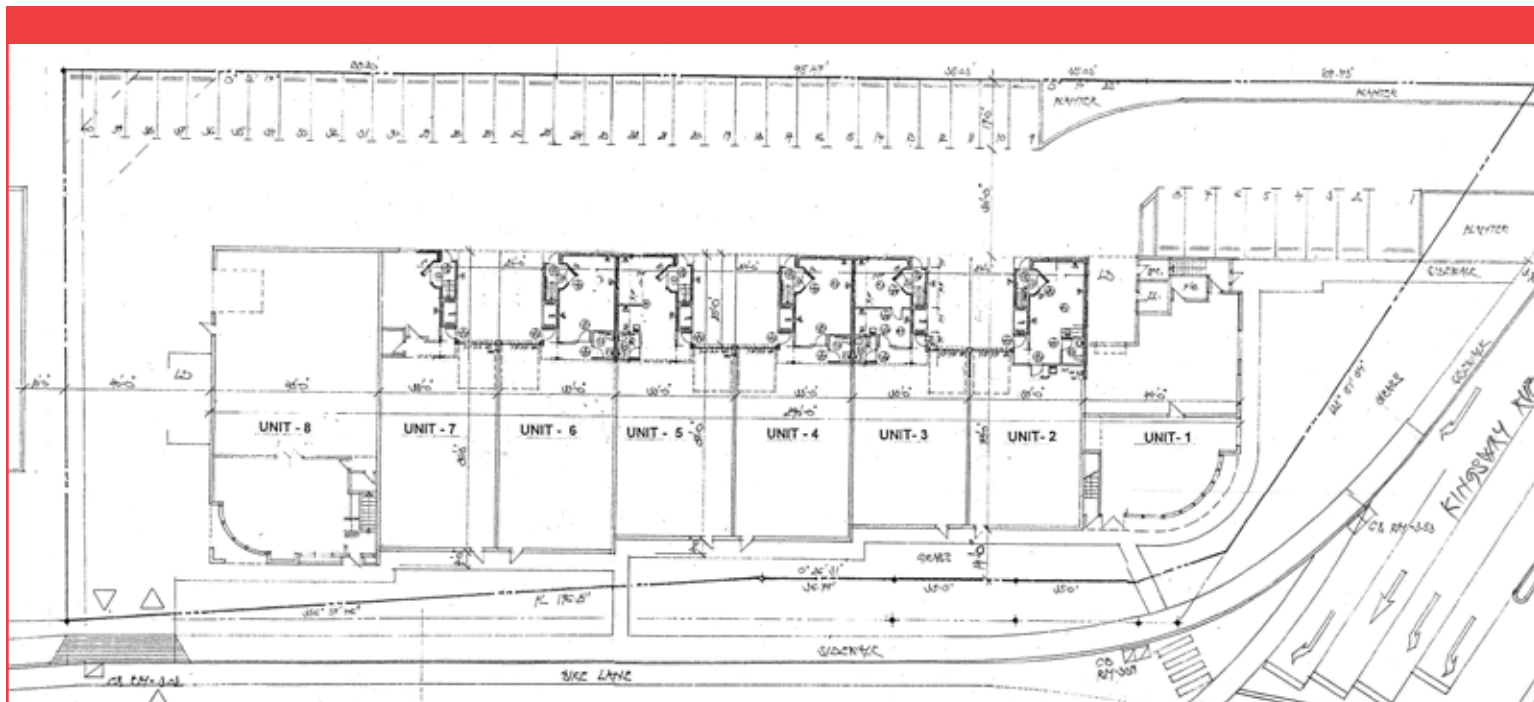
1951 Broadway Street, Port Coquitlam, BC

- 2,500–20,000 Sq Ft

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Location:

This facility is located in the heart of Port Coquitlam's Meridian Industrial area, on the corner of Broadway Street and Kingsway Avenue. This site offers quick and easy access to the north side via the Coast Meridian Overpass and all areas of the Lower Mainland via either the Lougheed or Trans Canada Highways.

Site Description:

The site, which totals 52,853 sq ft provides 320 ft of frontage on Broadway Street and 140 ft on Kingsway Avenue.

Description of Improvements:

The proposed building would total 20,000 sq ft and be constructed of tilt-up concrete. The warehouse/office/showroom facility designed comprises of eight separate units.

Zoning:

M-3 (Light Industrial)

Building Features:

- Dock & grade loading
- Fully sprinklered
- Heavy power
- 24' clear warehouse ceiling
- New gas fired forced air heaters
- Modern lighting
- Ample parking
- Exposure to Broadway and Kingsway
- Generous window glazing
- Tilt-up concrete construction

Lease Rates:

\$10.00 to \$15.00 per sq ft

Unit No.	Main Floor Office	Main Floor Warehouse	Main Floor Total	2nd Floor Office	Unit Total
1	950 sq ft	1,686 sq ft	2,636 sq ft	2,986 sq ft	5,622 sq ft
2	504 sq ft	1,727 sq ft	2,231 sq ft	930 sq ft	3,161 sq ft
3	504 sq ft	1,727 sq ft	2,231 sq ft	930 sq ft	3,161 sq ft
4	504 sq ft	1,859 sq ft	2,363 sq ft	930 sq ft	3,293 sq ft
5	504 sq ft	1,859 sq ft	2,363 sq ft	930 sq ft	3,293 sq ft
6	504 sq ft	1,991 sq ft	2,495 sq ft	930 sq ft	3,425 sq ft
7	504 sq ft	1,991 sq ft	2,495 sq ft	930 sq ft	3,425 sq ft
8	1,357 sq ft	2,880 sq ft	4,237 sq ft	1,357 sq ft	5,594 sq ft