

# FOR LEASE INDUSTRIAL WAREHOUSE W/OFFICE

#10 – 1740 Broadway St.  
Pt. Coquitlam, B.C.



## LEASE INDUSTRIAL ZONED PROPERTY WITH WAREHOUSE, OFFICE, RECEPTION AREA, GRADE LEVEL BAY DOOR NEAR MAJOR TRANSIT ROUTES

Lease this Port Coquitlam warehouse situated near the Mary Hill Bypass, easy access to Highway 1 and the Coast Meridian Overpass. The 2,183 sq.ft.\* warehouse is accessible with a grade level 12' wide x 14' high bay door.

The second floor 1,169 sq.ft.\* office is ready for your furnishings with four workstations, a large separate office and conference room for meetings along with a two piece washroom. At the front entrance is a reception area to greet your customers.

Featuring natural gas heating and sprinklered fire suppression.

**Call Bill Hamilton today!**

Note: *Not suitable for daycare or cannabis dispensary.*

\*Approximate size

### Features

- **Total sq.ft.: 3,352 sq.ft.\***
- **Warehouse: 2,183 sq.ft.\***
- **1 grade level 12'w x14'h bay door**
- **Office: 1,169 sq.ft.\***
  - 4 workstations, large office
  - Conference room
- **150+ sq.ft. reception area**
- **2 piece washroom**
- **3 parking spaces**
- **Zoning M1 General Industrial**

\* Approximate size

**Grand Central**  
REALTY

### Contact

**BILL HAMILTON**  
Personal Real Estate Corporation  
Commercial Real Estate  
Cell: 604-351-4400  
[billhamilton.ca](http://billhamilton.ca)



Grand Central Realty  
3700 N Fraser Way, #230  
Burnaby, B.C. V5J 5H4

Port Coquitlam industrial commercial property for lease. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

# FOR LEASE

## INDUSTRIAL WAREHOUSE W/OFFICE

#10 – 1740 Broadway St.  
Port Coquitlam, B.C.

<b>Civic Address</b>	<b>#10 – 1740 Broadway St., Port Coquitlam, B.C. V3C 2M8</b>
<b>Size</b>	Warehouse: 2,183 sq.ft.* Office: 1,169 sq.ft.* <b>Total: 3,352 sq.ft.*</b>
<b>Lease rate 2026 (base)</b>	\$5,575.00 per month
<b>Additional rent (estimated)</b>	\$1,415.00 per month
<b>Parking</b>	3 parking spaces
<b>Zoning</b>	M1 General Industrial

*\*Approximate size*

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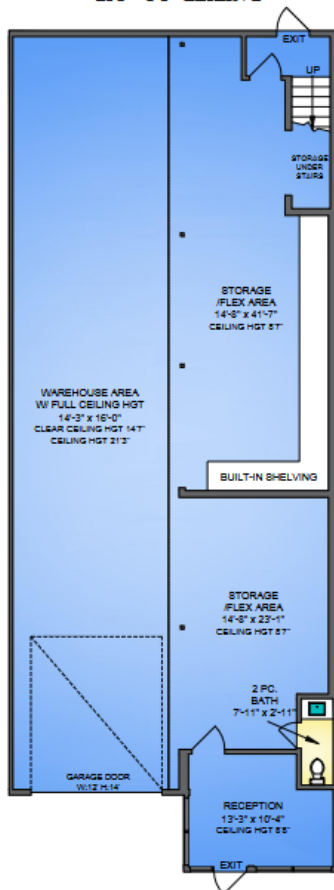
## INDUSTRIAL WAREHOUSE W/OFFICE

#10 – 1740 Broadway St.  
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### FIRST FLOOR

2,183 SQ. FT.

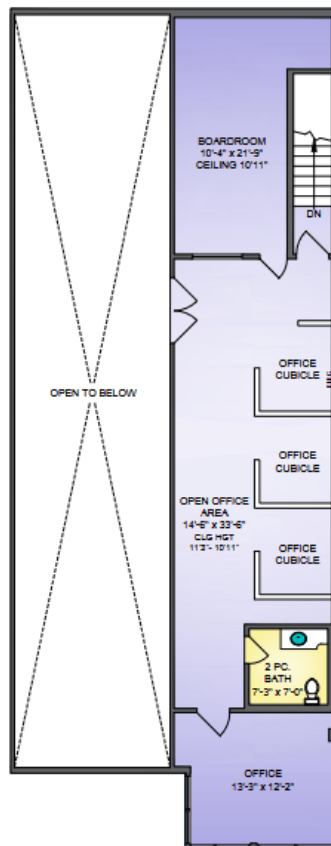
21'3" - 8'8" CEILING



### SECOND FLOOR

1,169 SQ. FT.

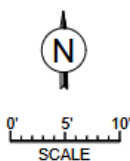
11'3" - 10'11" CEILING



**Bill Hamilton**  
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**10-1740 BROADWAY STREET,  
PORT COQUITLAM**

FOR THE EXCLUSIVE USE OF BILL HAMILTON,  
REALTOR, COLLECTED TO THE CENTERLINE OF BURNBY HILLS RD & CLARK TO DRIVING HILLS.  
PLEASE DO NOT BE ILLUSTRATED OR OTHER WAYS TO VERIFY. SEE DRAWING.

FLOOR	AREA (SQ. FT.)
FIRST	2,183
SECOND	1,169
<b>TOTAL</b>	<b>3,352</b>

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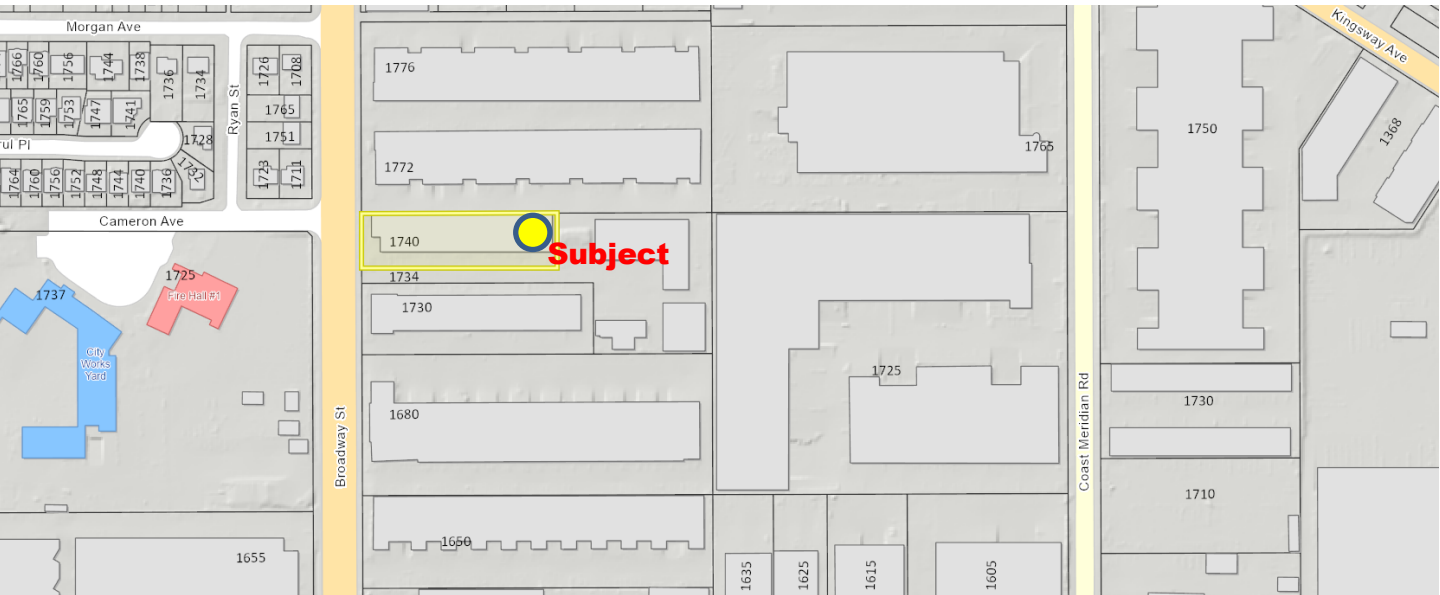
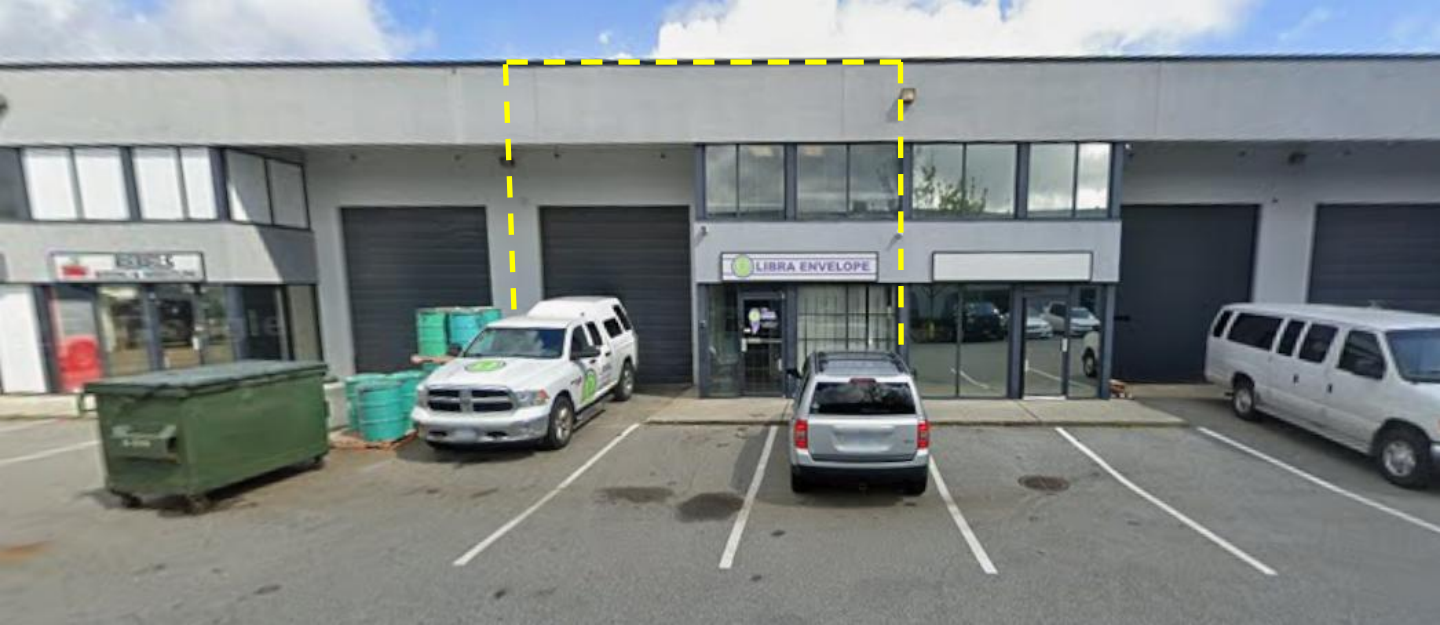
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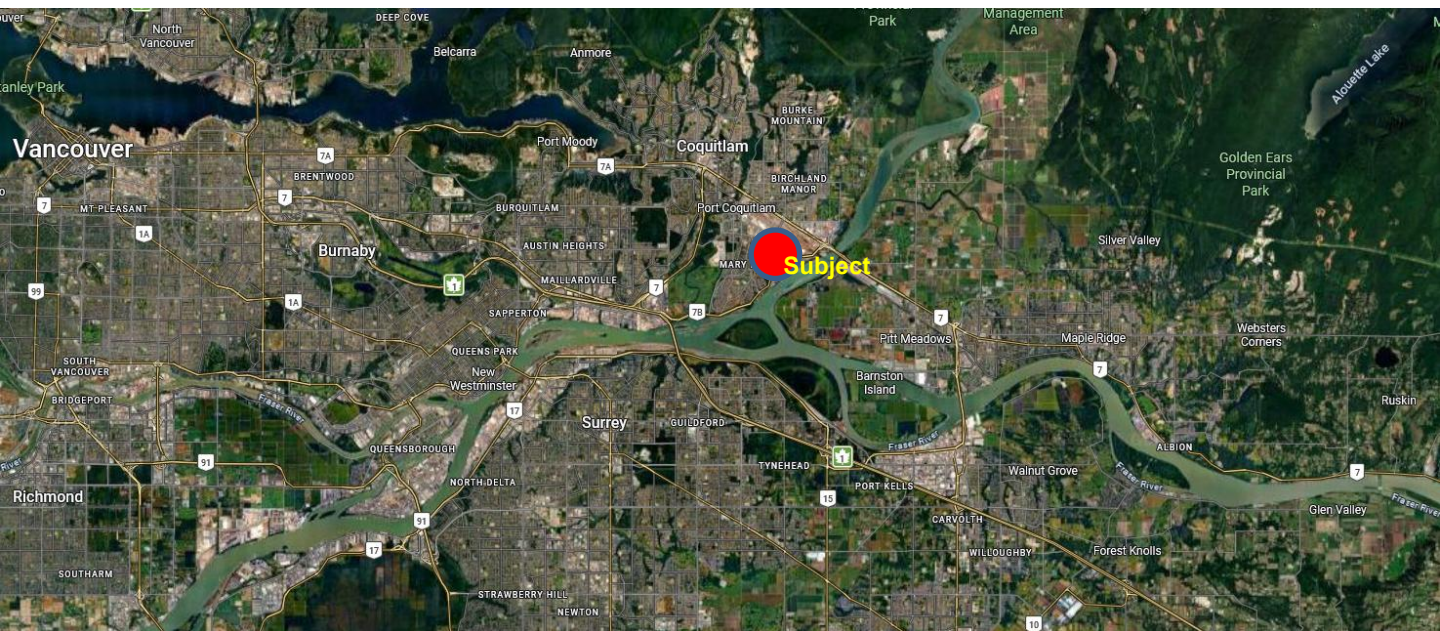
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