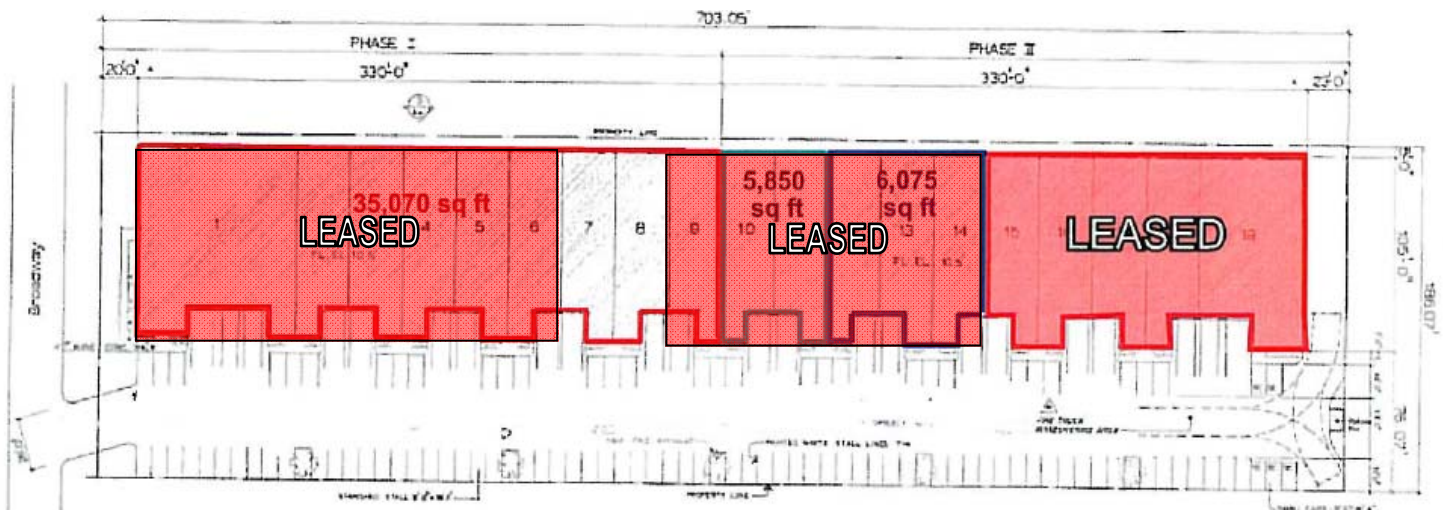




**FOR LEASE**  
**Bay Sizes Available from**  
**2,925 sq. ft.—8,775 sq. ft.**



**1650 Broadway Street, Port Coquitlam, B.C.**



**FOR FURTHER INFORMATION, PLEASE CONTACT**

**\*PETER HALL / \*CHRIS DAVIES - RE/MAX Central**

**\*Personal Real Estate Corporation**

**TEL: (604) 718-7300 \* FAX: (604) 718-7307**

**E-MAIL: remax@axion.net \* WEBSITE: www.davies-hall.com**

# 1650 Broadway St., Port Coquitlam



**The Location:** The subject premises is located at 1650 Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, this strategic location allows for convenient access to all major locations via the Trans Canada Hwy, the Lougheed Hwy and the Mary Hill Bypass.

## Building

### Features:

- \* Dock and grade loading for each 5,800 sq. ft. bay
- \* Heavy 3 phase power available with 2,000 KVA substation
- \* 21' clear ceiling heights
- \* Silos on property available for use or can be removed if required
- \* Concrete tilt-up construction
- \* Small air conditioned office in most bays with the additional area above either finished as office or left unfinished for storage
- \* Forced air, gas fired warehouse heating units
- \* Energy efficient lighting

**Zoning:** M-2

**Available Areas:** 2,925 sq. ft. - 8,775 sq. ft.

**Lease Rates:**

Single bays:	\$7.50 per sq. ft.
Double bays:	\$6.50 per sq. ft.
Over two bays:	\$5.95 per sq. ft.

## Operating Costs

**& Taxes:** \$ 3.10 per sq. ft. (plus applicable taxes)

**Availability:** Immediately

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