

FOR LEASE | INDUSTRIAL  
**UNIT B - 1603 LANGAN AVENUE**  
PORT COQUITLAM, BC



## ► Cost Effective Warehouse or Manufacturing Space with Yard Area

### Location

The facility is well-located in the Mary Hill Industrial area of Port Coquitlam. The property provides quick and easy access to Lougheed Highway, which connects to Coquitlam Centre/Port Moody to the west and Pitt Meadows/Maple Ridge via the Pitt River Bridge to the east. Access to Highway 1 is via the Mary Hill By-Pass.

### Highlights

- Affordable rent
- Fenced and paved yard area
- 18' clear warehouse ceiling
- Oversized grade loading door

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## Zoning

M1 (General Industrial)

Contact agents for detailed zoning info

## Features

- ▶ Approx. 7,700 SF yard area
- ▶ 3 phase power (200 amps/480 volts)
- ▶ Potential to increase electrical service
- ▶ 18' warehouse ceiling
- ▶ Oversized grade loading door
- ▶ Canopy over loading area
- ▶ Rare fenced yard/parking area
- ▶ Minimal columns
- ▶ Warehouse and manufacturing space

## Lot Size

87,089 SF (1.99 acres)

## Building Space

Main Floor Office	606 SF
Second Floor Office	606 SF
Warehouse Area	11,712 SF
<b>Total Area</b>	<b>12,926 SF</b>

## Basic Rent

\$12.00 PSF (includes fenced and paved yard area)

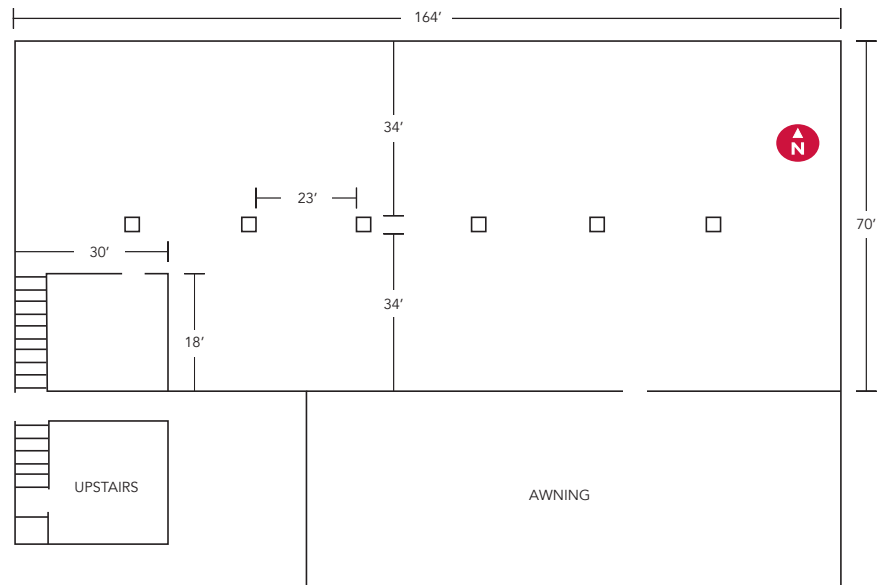
## Taxes & Operating Costs (2020)

\$4.10 PSF

## Availability

Contact agents

## Floor Plan



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