

FOR LEASE

39,449 SF EXCELLENT QUALITY,
HIGH CEILING DISTRIBUTION SPACE

NEW LEASE RATE: \$19.95 PSF NET



1725

COAST MERIDIAN ROAD | PORT COQUITLAM, BC

CONNEST



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

LOCATION

This exceptional quality distribution facility is located one block north of the Mary Hill ByPass, just minutes from the Lougheed and Trans Canada Highways. Both the Port Mann and Golden Ears Bridges are within 10 minutes of the location and Downtown Vancouver is just 30 minutes to the west.

ZONING

M2 Heavy Industrial, permitting a wide range of distribution, manufacturing, assembly, processing, service and repair. The Landlord will restrict uses that create excessive odours or airborne particles.

FEATURES

- 30' clear ceiling height
- Five (5) insulated dock doors with bumpers, levelers & lights
- Two (2) drive-in (12' x 14') doors
- T-5 energy-efficient fluorescent lighting
- Fully sprinklered
- 200 Amp 600 Volt 3-phase electrical
- Pallet storage over loading docks
- 3 washrooms plus kitchenette
- Bright, clean warehouse space



AVAILABLE AREA

Main Floor Office	±1,300 SF
Warehouse	±38,149 SF
Total Available Area	±39,449 SF

LEASE RATE

\$19.95 PSF, per annum, net

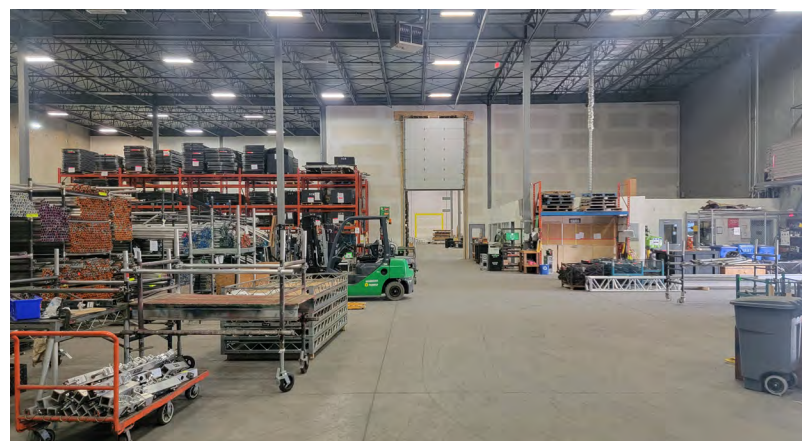
ADDITIONAL RENT

\$5.43 PSF plus management and admin fee (2026 estimate)

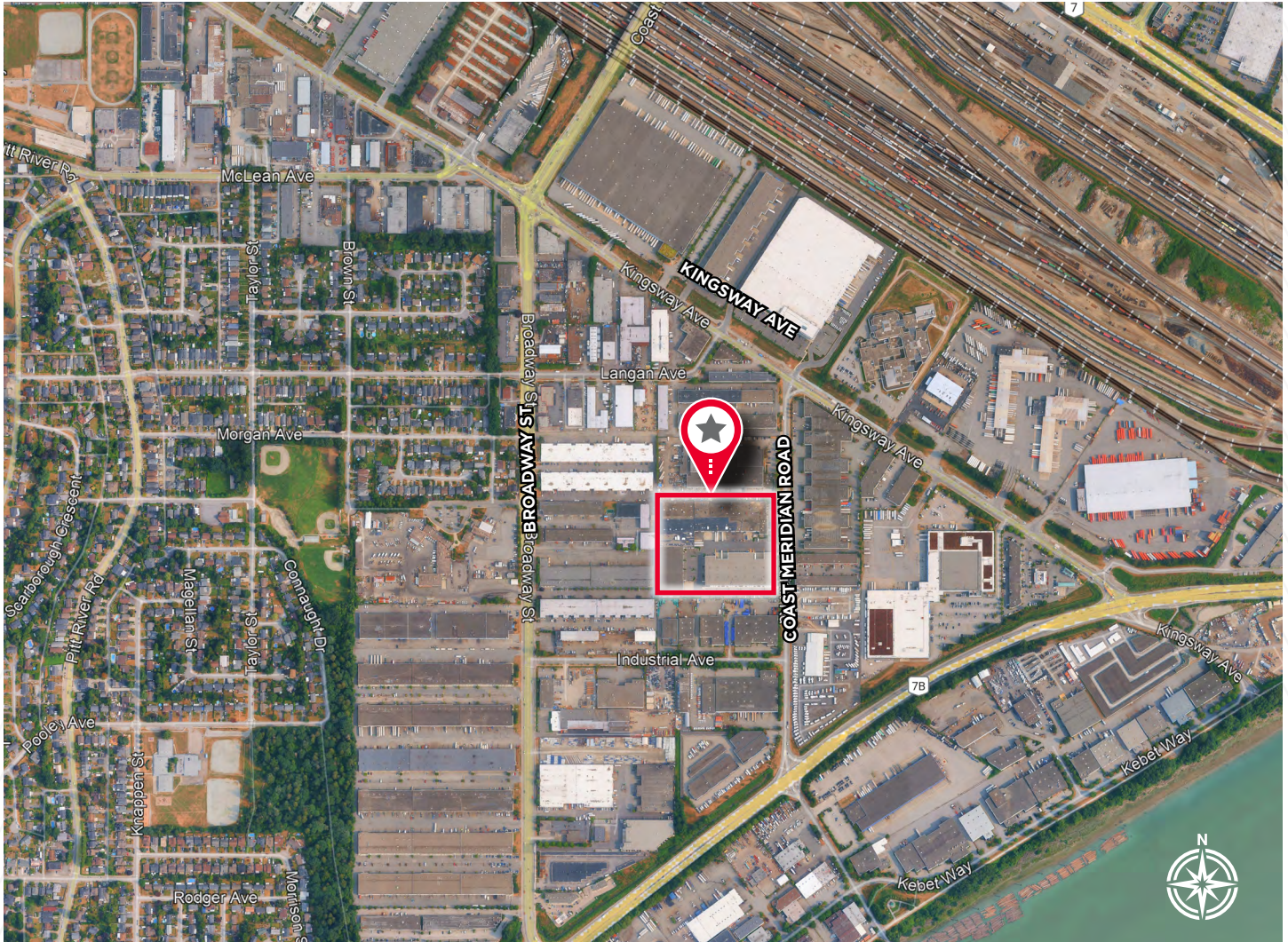
AVAILABILITY

February 1, 2027



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PROPERTY LOCATION



CONTACT US

RICK EASTMAN

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ALEX EASTMAN

Senior Associate, Industrial
+1 604 608 5933
alex.eastman@cushwake.com

700 W Georgia Street, Suite 1200, Vancouver, BC V7Y 1A1 Canada | cushmanwakefield.com

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CONNEST

