




REDUCED PRICE

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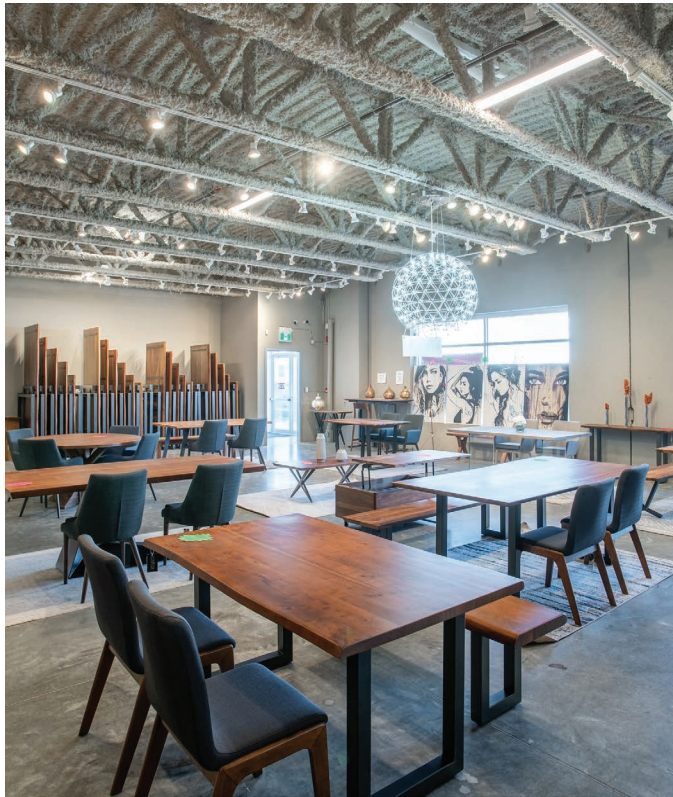
For sale

7,744 SF industrial strata with
dock and grade loading

#1175 - 1579 Kingsway Avenue, Port Coquitlam

Property highlights

- 1 washroom
- 1 private office
- 1 dock and 1 grade loading door
- Insulated concrete wall panels
- Approx. 26' clear ceiling heights in warehouse
- ESFR rated sprinkler system
- Skylights
- LED lighting
- 3-phase electrical power
- 500 lbs. PSF floor load on the main floor
- Concrete tilt-up construction
- Racking available



Mezzanine area	1,823 SF
Ground floor/warehouse area	5,921 SF
Total building area	7,744 SF
Sale price	\$4,452,800 \$4,250,000
Property taxes (2025)	\$43,269.56
Availability	Immediate



Opportunity

Rare opportunity to acquire an industrial strata property with both dock and grade level loading. The HUB was developed by Conwest and offers 26' clear ceilings and ample room for loading.



Location

The HUB is located in Port Coquitlam and is connected to all major highways. This location offers access throughout the Lower Mainland with close proximity to Lougheed Highway, the Mary Hill Bypass, and Highway 1.





For more information, please contact:

Stefan Morissette*

Senior Vice President

stefan.morissette@jll.com

+1 604 657 0801

Jonathan Jassebi*

Vice President

jonathan.jassebi@jll.com

+1 778 883 8667

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