// Prime Multi-Unit Industrial Opportunity

FOR SALE

1580 & 1600 Kingsway Avenue
Port Coquitlam, British Columbia



PRICE REDUCTION

WATCH VIDEO

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THE OPPORTUNITY

A rare opportunity for an **investor or owner-occupier** to acquire a prime multi-unit industrial complex in the heart of one of the most desired industrial areas in Metro Vancouver. The offering is comprised of two properties containing a combined 56,000 sq ft of warehouse and showroom/office space on 2.16 acres with dual access through the complex. The property is centrally located and is easily accessed by major highways and transportation corridors. Very flexible zoning allows for a wide range of industrial uses.

// Properties may be purchased together or individually.



// Multi-bay configuration with diversified tenant mix and tiered expiries.

PROPERTY DETAILS

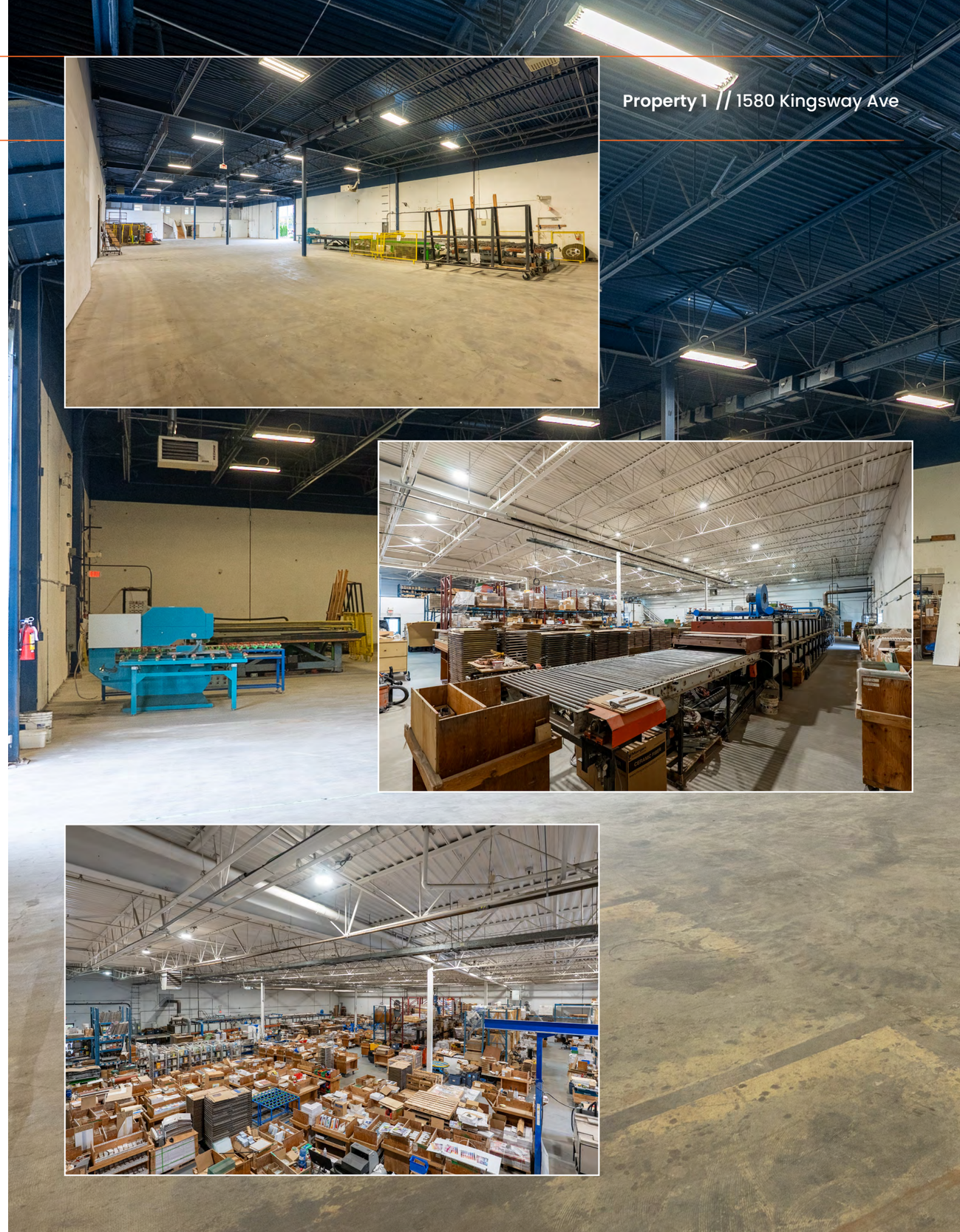
Property 1 // 1580 Kingsway Avenue

PID:	005-360-081
Legal Description:	Lot 52 District Lot 288 Group 1 New Westminster District Plan 55464
Year Built:	1980
Building Size:	24,497 SF
Lot Size:	1.02 Acres
Property Tax:	$96,924
Construction:	Tilt-up Concrete
Loading Doors:	4 Grade (including 1 oversized)
Ceiling Height:	18' Clear
Power:	400A / 347/600V / 3-phase
EV Charger:	JuiceBox 40A 10kW Level 2
Fire Suppression:	Fully Sprinklered
Recent Improvements:	New TPO roof (Q4 2025) *// Not shown in aerial photos.* Full exterior repaint (Q4 2025)

Zoning Bylaw M1 – General Industrial: To accommodate and regulate a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. Includes automotive repair and servicing.

Asking Price: $9,800,000 ($400 PSF)
*Dataroom available with signed confidentiality agreement.





PROPERTY DETAILS

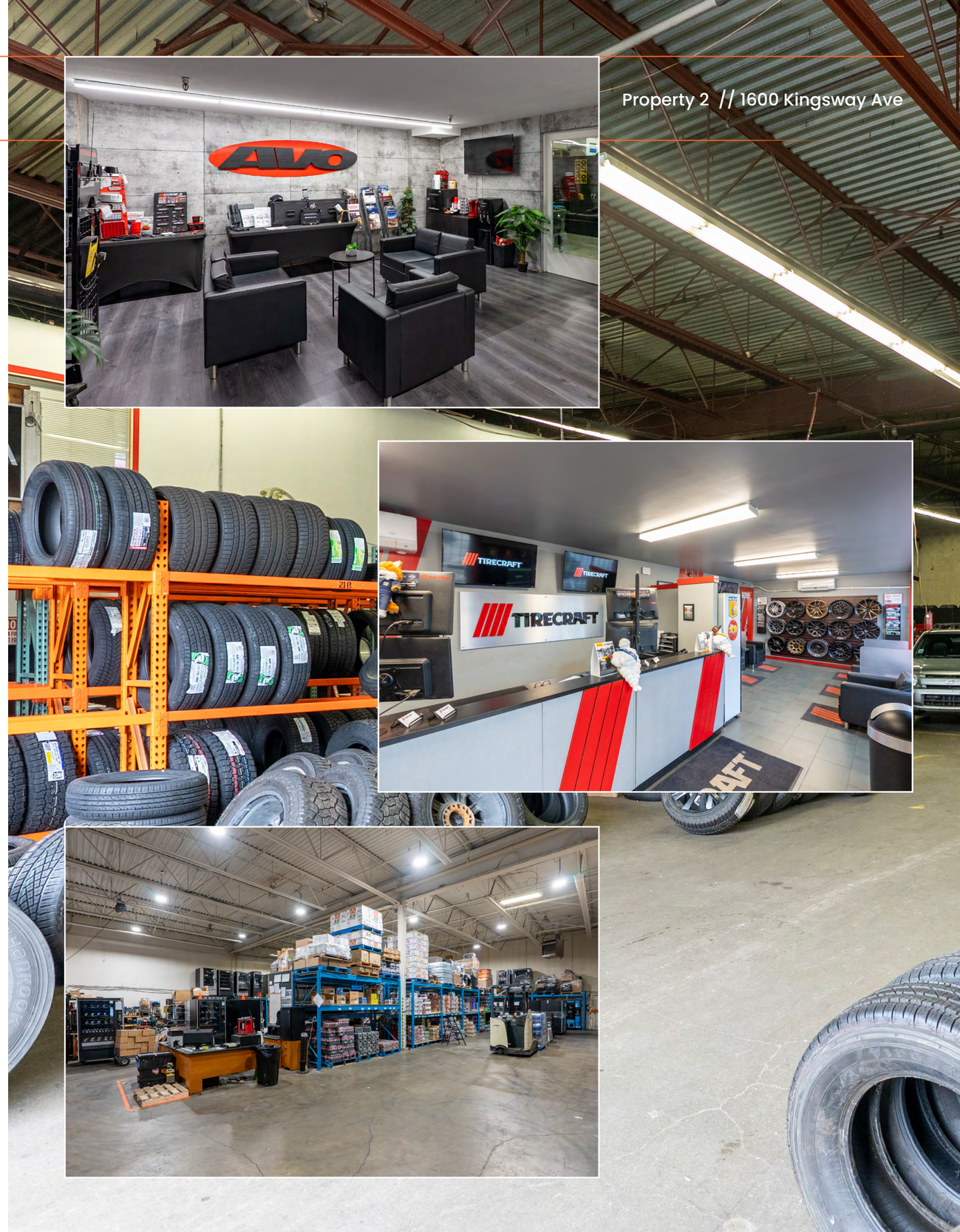
Property 2 // 1600 Kingsway Avenue

PID:	005-360-056
Legal Description:	Lot 51 District Lot 288 Group 1 New Westminster District Plan 55464
Year Built:	1978
Building Size:	31,354 SF
Lot Size:	1.14 Acres
Property Tax:	$124,851
Construction:	Tilt-up Concrete
Loading Doors:	5 Grade
Ceiling Height:	18' Clear
Power:	600A / 347/600V / 3-phase
EV Charger:	Autel Hypercharge 80A 19.2kW Level 2
Fire Suppression:	Fully Sprinklered
Recent Improvements:	New TPO (thermoplastic polyolefin) roof (Q4 2025) *// Not shown in aerial photos.* Full exterior repaint (Q4 2025)

Zoning Bylaw M1 – General Industrial: To accommodate and regulate a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. Includes automotive repair and servicing.

Asking Price: $12,540,000 ($400 PSF)
*Dataroom available with signed confidentiality agreement.





LOCATION // Port Coquitlam

Situated in Port Coquitlam's established Mary Hill industrial hub, 1580 & 1600 Kingsway Avenue offers immediate connectivity to the region's major transportation corridors via Hwy 7 (Lougheed Hwy), Hwy 7B (Mary Hill Bypass), and Hwy 1 (Trans-Canada), and minutes to the Pitt River Bridge and Port Mann Bridge, streamlining access across the Tri-Cities, Fraser Valley and Metro Vancouver. The site benefits from extensive retail amenities in the surrounding area, and is home to both large national corporations and many local and regional businesses.

Drive Times:

Pitt River Bridge	**4 min.**
Hwy 1 (Trans-Canada)	**8 min.**
Port Mann Bridge	**10 min.**
Coquitlam City Centre	**10 min.**
Surrey City Centre	**20 min.**
Downtown Vancouver	**35 min.**
Vancouver International Airport (YVR)	**40 min.**
US Border	**40 min.**



CONTACT

All qualified purchasers will be given data room access following execution of a confidentiality agreement. Contact listing brokers for pricing guidance.



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