

# FOR LEASE

## 1648 Langan Ave. Port Coquitlam



**FOR INFORMATION AND VIEWING CALL:**  
Wayne Tullis | Macdonald Realty Ltd. | 604-931-5551  
www.tullisrealty.com | wayne@tullisrealty.com

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

# FOR LEASE

## 1648 Langan Ave., Port Coquitlam

- 6363 sq. ft. open warehouse
- 10,000 sq. ft. fenced and paved yard space (rent free)
- Base Rent \$7.75 PSF = \$4109 per month
- Management fee 5% of Basic Rent = \$205.49 per month
- Operating Cost + Tax \$3.75 PSF = \$1988.43 (2016 est.)
- Total per month \$6302.92 + GST + Hydro + Gas



- Available for occupancy now

- 4 grade level loading doors
- M-1 Zoning
- 1 hour fire rating
- Sprinkled
- 16 foot ceiling height
- One handicap washroom
- 10X10 office space



**FOR INFORMATION AND VIEWING CALL:**  
Wayne Tullis | Macdonald Realty Ltd. | 604-931-5551  
www.tullisrealty.com | wayne@tullisrealty.com

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.