

FOR SUBLEASE  
UNIT 100  
**1625 KEBET WAY**  
PORT COQUITLAM, BC



RARE 14,890 SF DISTRIBUTION SPACE WITH UP TO THREE (3) REAR DOCK DOORS

**RATE REDUCED**



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## UNIT 100

# 1625 KEBET WAY

## PORT COQUITLAM, BC



### LOCATION

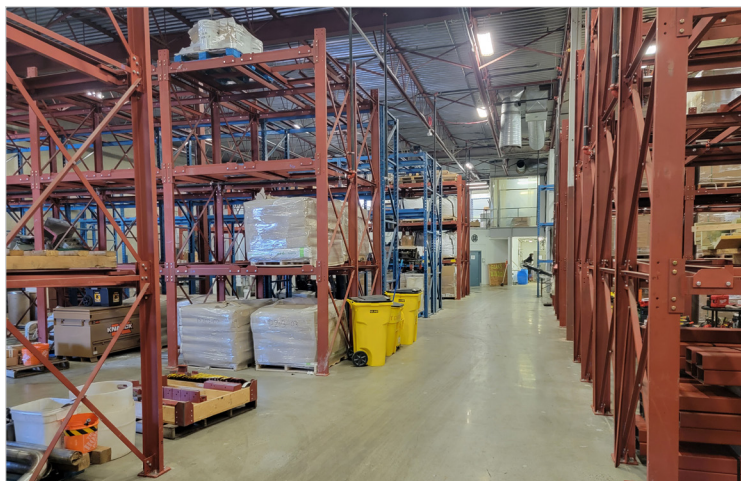
The Premises make up approximately half of a freestanding building at the east end of Kebet Way in Phase 1 of Meridian Industrial Park just off the Mary Hill ByPass. Highway 1 and the Port Mann Bridge are just 5 minutes to the east and Downtown Vancouver is just 30 minutes away.

### ZONING

M-1 Industrial

### UNIT SIZE

Main Floor Office	1,750 SF
Mezzanine	3,315 SF
Warehouse	9,825 SF
<b>Total Area</b>	<b>14,890 SF</b>



### FEATURES

- Two (2) 8' x 10' dock loading doors with levelers and seals
- One (1) 8' x 10' drive-in door (may be converted to dock)
- 21' clear ceilings
- Air-conditioned office and warehouse areas
- Fully sprinklered
- Energy-efficient fluorescent lighting
- 200A, 600V 3-phase electrical service
- Concrete tilt-up construction by Beedie
- Three (3) washrooms
- Lunchroom
- Floor drains below mezzanine
- Outdoor patio area
- Fourteen (14) parking stalls
- Pallet racking available for sale or sub-tenant use



### LEASE RATE

~~\$17.95~~ \$16.95 PSF, net, per annum, plus GST

### ADDITIONAL RENT

\$6.91 PSF estimated for 2023 plus GST inclusive of management fee

### SUBLEASE TERM

To December 30, 2026



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