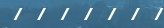


1622 / KEBET WAY

Port Coquitlam, BC



FOR SALE

OWNER-OCCUPIER OR INVESTOR OPPORTUNITY



An aerial photograph of an industrial park in Port Coquitlam, BC. The image shows several large industrial buildings with grey roofs and parking lots. A red outline highlights a specific building in the foreground. In the background, there is a residential area with many houses, a marina with several boats, and a large bridge spanning a body of water. The sky is clear and blue.

1622

KEBET WAY
Port Coquitlam, BC

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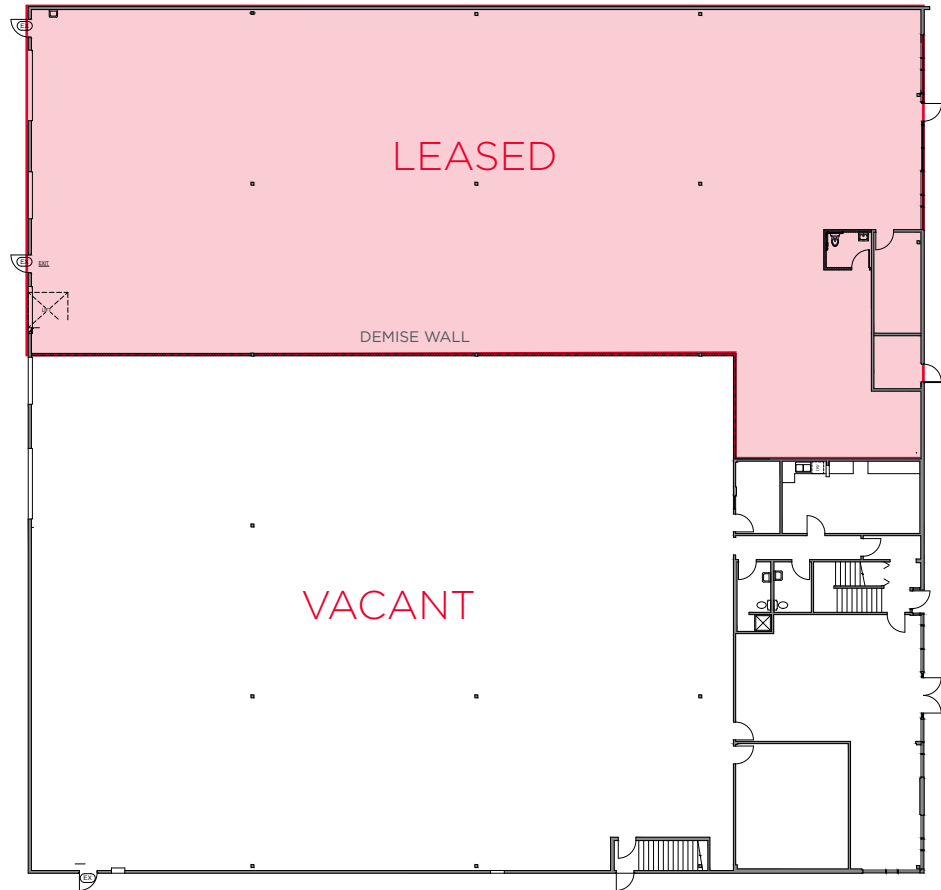
LOCATION

The subject property is located in the well-established Meridian Industrial Park along the south side of Kebet Way just south of the Mary Hill Bypass. This location is easily accessible by the Trans-Canada Highway and Port Mann Bridge to the west, Lougheed Highway and Pitt River Bridge to the east, and the Coast Meridian Overpass via Broadway Street to the north.

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SALIENT DETAILS

ADDRESS	1622 Kebet Way, Port Coquitlam, BC	
PID	015-670-988	
LEGAL DESCRIPTION	Lot 32 Plan NWP84360 District Lot 231 Land District 1 Land District 36	
ZONING	M1 General Industrial	
LOT SIZE	1.00 acres	
BUILDING AREA	Second Floor Office	2,845 sf
	Ground Floor Office	2,808 sf
	Warehouse	19,558 sf
	Total Area	25,211 sf
VACANT POSSESSION	Office	3,178 sf
	Warehouse	12,634 sf
	Total Available Area	15,812 sf
TENANCY	9,399 SF currently leased. Lease expiry is May 31st, 2027 with no option to renew.	
GROSS TAXES	\$127,001.93 (2024)	
AVAILABLE	Immediately	
ASKING PRICE	\$15,250,000 (\$605 psf)	



PROPERTY FEATURES

- Quality concrete tilt-up construction
- 3 dock & 2 grade loading doors
- 3 Phase electrical service 600 amp 600 volt
- 20' warehouse ceiling height
- New LED warehouse & office lighting
- Radiant tube heating in warehouse
- HVAC system in offices
- New updated offices, washroom and lunchroom
- Ample on-site parking
- Newly painted interior and exterior
- Constructed 1991





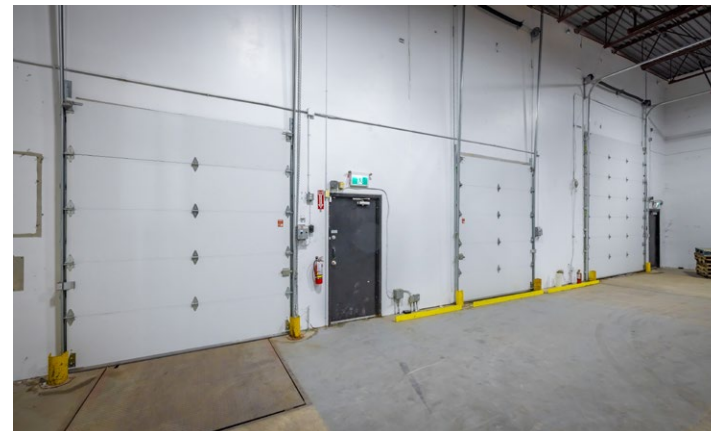
FOR SALE

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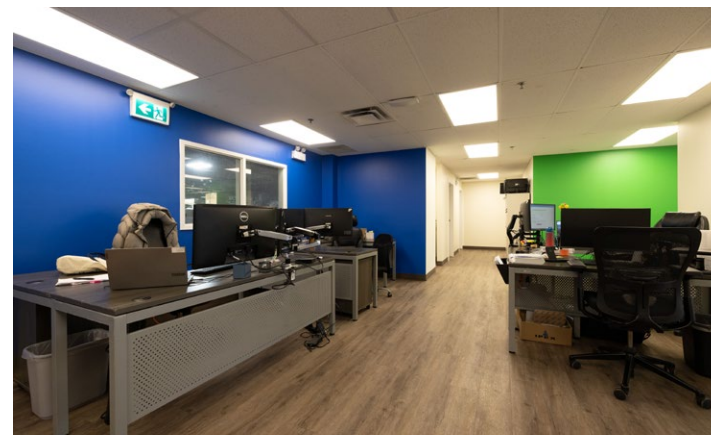
KEBET WAY
Port Coquitlam, BC



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Vice President
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