

FOR LEASE | INDUSTRIAL
1588 KEBET STREET
PORT COQUITLAM, BC



- ▶ **27,074 SF Freestanding Building on 1 Acre Parcel**
- ▶ **Meridian Industrial Park**

Location

The property is situated in the popular Meridian Industrial Park, just off the Mary Hill Bypass in Port Coquitlam. This location provides easy access to Highway #1 and Metro Vancouver while being just 30 minutes to downtown by car.

Highlights

- ▶ Stand alone facility
- ▶ Riverside location
- ▶ Dock and grade loading
- ▶ Ample parking and storage area
- ▶ Building divided for two tenancies split operations.

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Legal Description

Lot 15, DL 231, NWD Plan NWP 75638

Zoning

M-1 (General Industrial) – accommodates a wide range of industrial, research and development, processing, assembly, distribution and repair services.

Features

- ▶ 2 dock and 2 grade loading doors
- ▶ 24’ clear ceilings
- ▶ 3 phase electrical service
- ▶ Air conditioned office areas
- ▶ Forced air natural gas warehouse heating
- ▶ Skylights
- ▶ Rear yard area
- ▶ Ample parking
- ▶ Building divided for two tenancies with wall opening between
- ▶ Multiple washrooms
- ▶ Private offices, boardroom, lunchroom

Site Size

1.0 acre, with 181.4 feet frontage on Kebet Way
Additional storage is available at the rear of the property to the dyke.

Building Size

	Front Unit	Rear Unit	Total
Warehouse	11,854 SF	3,792 SF	15,646 SF
Production/office	4,518 SF	1,196 SF	3,814 SF
Second floor office	4,518 SF	1,196 SF	5,814 SF
Total	20,890 SF	6,184 SF	27,074 SF

Property Taxes and CAM (2020)

\$3.00 PSF

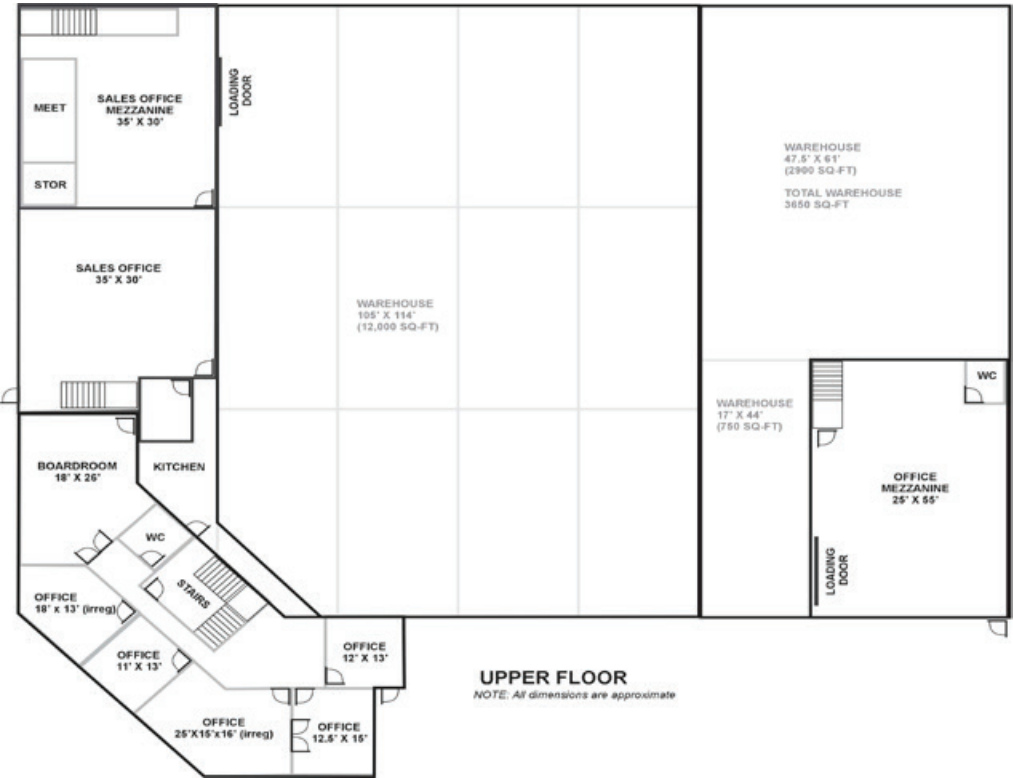
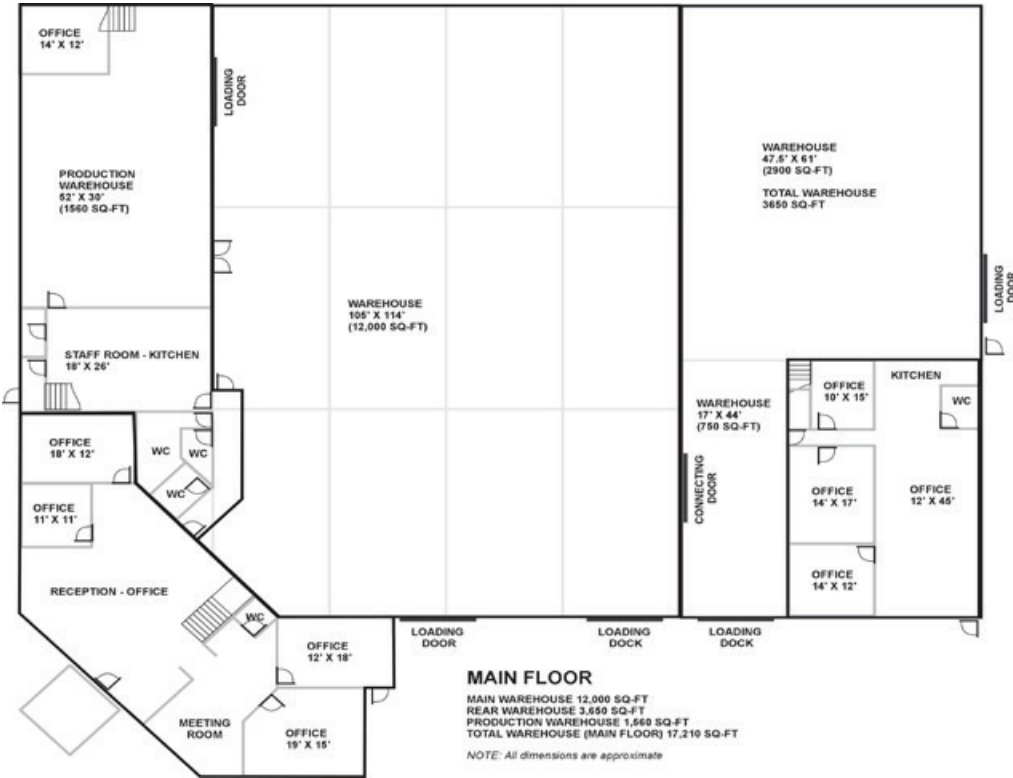
Availability

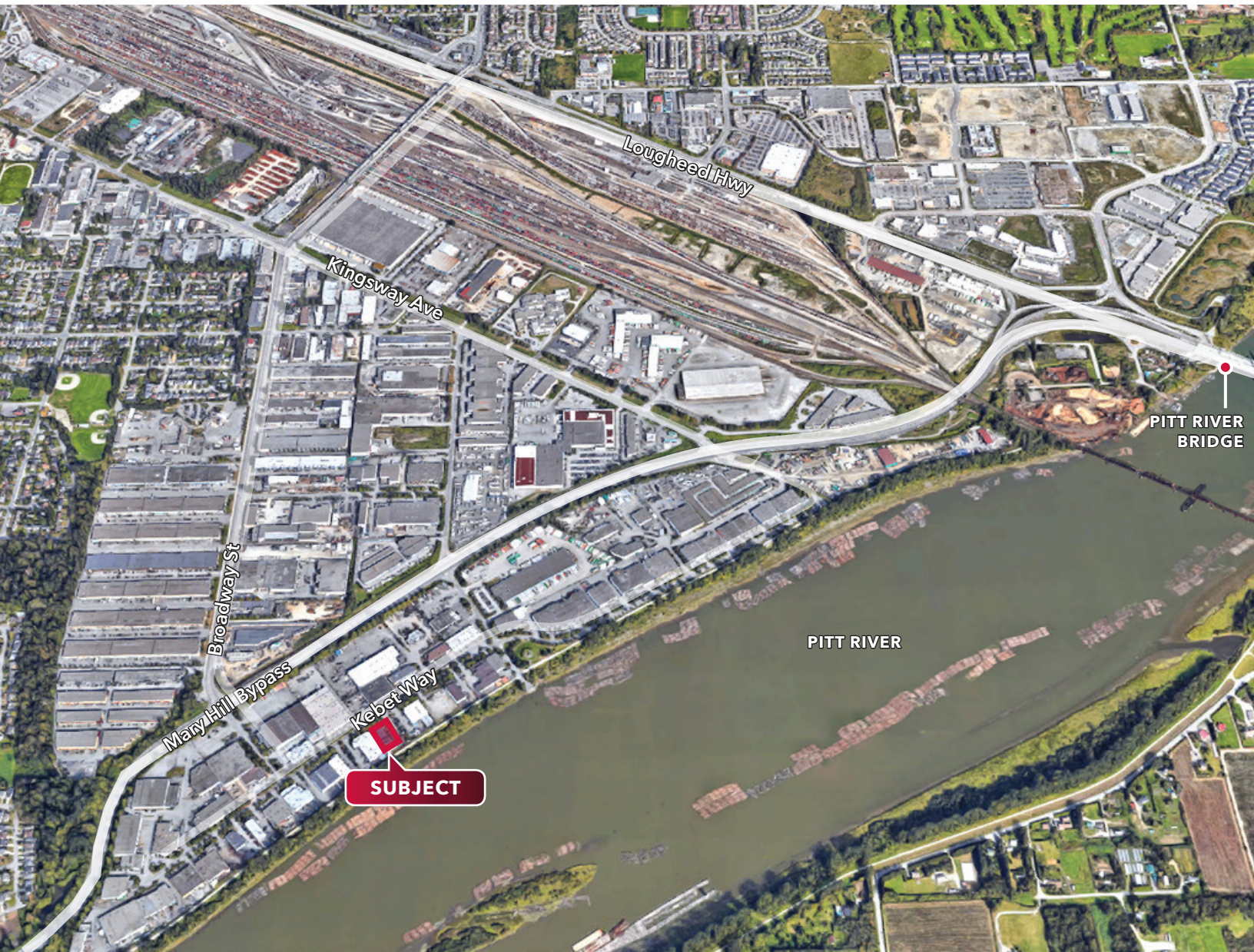
Contact Listing Agents

Lease Rate

\$14.50 PSF per annum

Floor Plan





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