

FOR LEASE | INDUSTRIAL  
#100 - 1628 KEBET WAY  
PORT COQUITLAM, BC

**REDUCED RATE**



- ▶ **5,964 SF Riverview Warehouse/Office**
- ▶ **Meridian Industrial Park**
- ▶ **Dock and Grade Loading**

**Steve Caldwell**  
Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

**Mackenzie Fraser**  
D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com



### Location

The property is located near the west end of Kebet Way in Port Coquitlam's Meridian Industrial Park. The Port Mann Bridge and Highway 1 are only five minutes west via the Mary Hill Bypass. Downtown Vancouver is 30 minutes by car.

### Building Features

- ▶ 24' ceilings
- ▶ Sprinklered
- ▶ 3-phase power
- ▶ Ample parking
- ▶ Skylights
- ▶ Nicely furnished offices on two floors
- ▶ 12' x 14' grade level loading door
- ▶ Dock level loading door
- ▶ Kitchenette
- ▶ Washroom on both floors

### Available Area

Warehouse	2,810 SF
Ground floor office	880 SF
Second floor office	1,560 SF
Mezzanine	714 SF
<b>Total</b>	<b>5,964 SF</b>

### Zoning

M1 (General Industrial)

### Rental Rate

\$19.50 PSF fully net

### Taxes & CAM

\$3,136.07 per month

### Availability

Immediate



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