

1407

KEBET WAY
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

**40,321 SF THREE-BAY BUILDING – 14,463 SF AVAILABLE
IMMEDIATELY PLUS STRONG TENANT INCOME**

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1407 KEBET WAY PORT COQUITLAM, BC

OPPORTUNITY

Presenting an opportunity to purchase a high-quality Beedie-built warehouse on a corner lot at Kebet Way and Mustang Place in Meridian Industrial Park. This property features beautiful offices with views of the Pitt River and is ideally situated just 36 minutes from downtown and five minutes east of Highway 1 via the Mary Hill Bypass.

Ideal for owner-occupiers, this property offers the opportunity to utilize over one-third of the building immediately, with potential for expansion to part or all of the remaining building in the coming years. Investors may also see the property as a solid long-term holding.



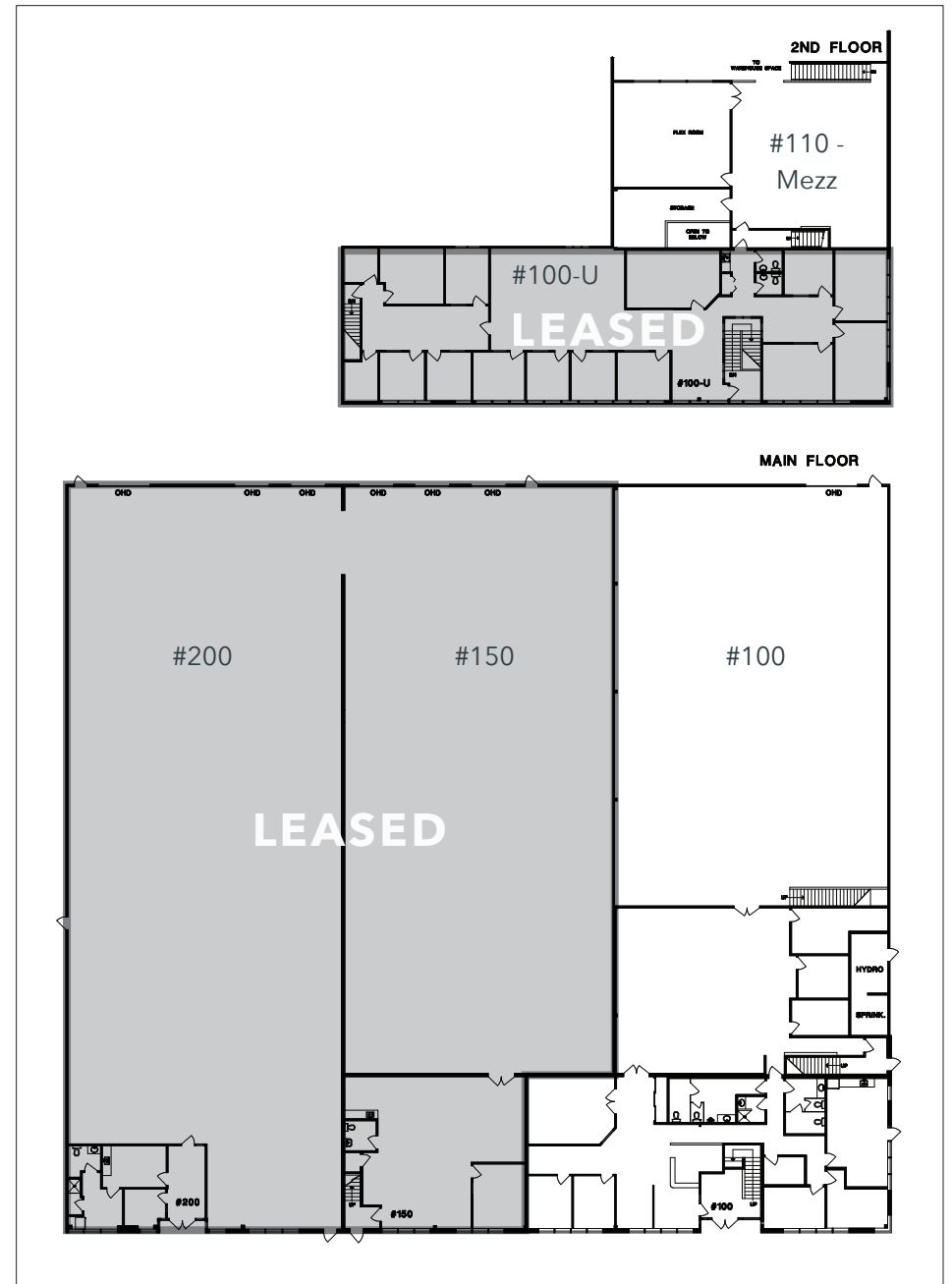
Salient Details

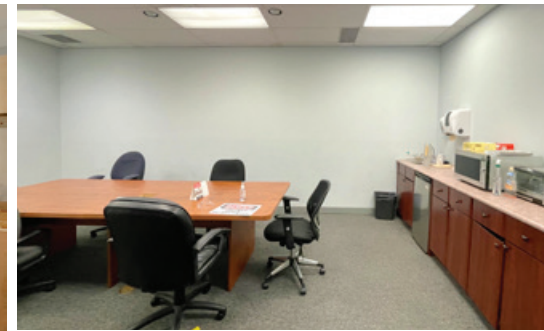
Legal Description	Lot A (BK340976) Sections 18 and 19 Block 6 North Range 1 East NWD Plan LMP 19051	
PID	023-589-175	
Zoning	M-1 (General Industrial)	
Site Area	1.586 acres	
Building Size	Warehouse	25,255 SF
	Main floor office	7,838 SF
	Second floor office	4,606 SF
	Mezzanine office/storage	2,622 SF
	Total	40,321 SF
Construction	Tilt-up concrete with extensive glazing	
Tenancy	Stericycle ULC 25,693 SF, expires February 28, 2027 (Contact listing agents for tenancy details and data room)	
Property Taxes	\$175,175.18 (2024)	
Asking Price	\$22,950,000 \$21,500,000	

Property Features

- ▶ Quality construction by Beedie
- ▶ Fully air-conditioned office areas
- ▶ Large mezzanine with training classroom
- ▶ Full nighttime exterior security illumination
- ▶ All hot water tanks recently replaced
- ▶ Five (5) dock doors with levellers, two (2) 12' x 14' drive-in doors
- ▶ Three (3) 64' wide clear span bays
- ▶ 24' ceiling height
- ▶ Overhead gas warehouse heaters
- ▶ Three (3) skylights per bay, LED warehouse lighting
- ▶ 600 amp 600 volt power
- ▶ Oversize gas line
- ▶ Lunchroom with outside patio
- ▶ Fully sprinklered
- ▶ Ample truck room and parking

Floor Plan





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