



Newly demised industrial space featuring a brand-new, modern office build out and energy-efficient LED lighting throughout the 32' clear warehouse. Bright, functional and move-in ready!

Unit A, 1465 Kebet Way, Port Coquitlam

21,994 SF High Quality Warehouse & Office For Lease

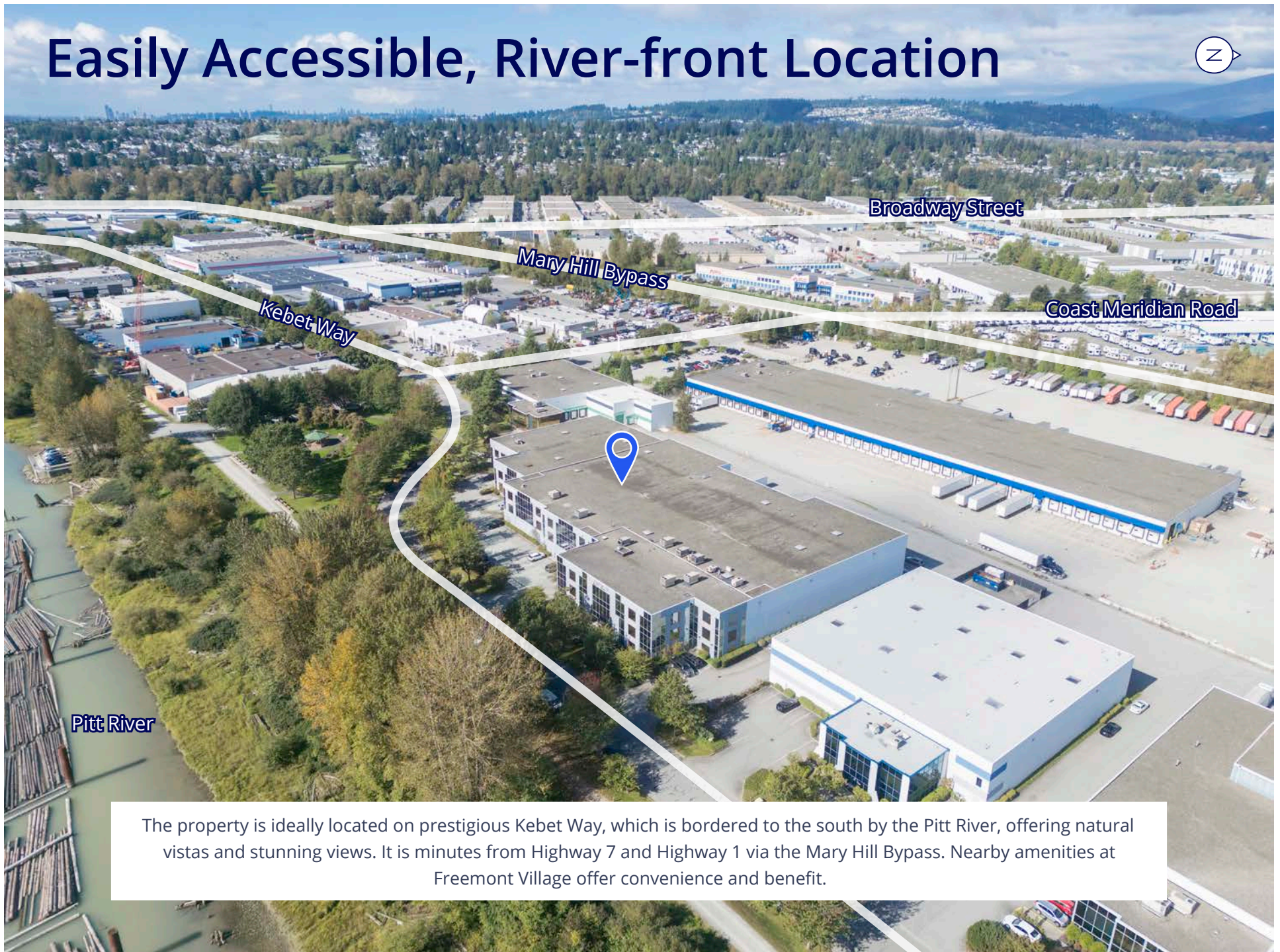
Located in Port Coquitlam, steps away from Mary Hill Bypass and minutes from the Port Mann Bridge and Highway 1.

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Easily Accessible, River-front Location



The property is ideally located on prestigious Kebet Way, which is bordered to the south by the Pitt River, offering natural vistas and stunning views. It is minutes from Highway 7 and Highway 1 via the Mary Hill Bypass. Nearby amenities at Freemont Village offer convenience and benefit.

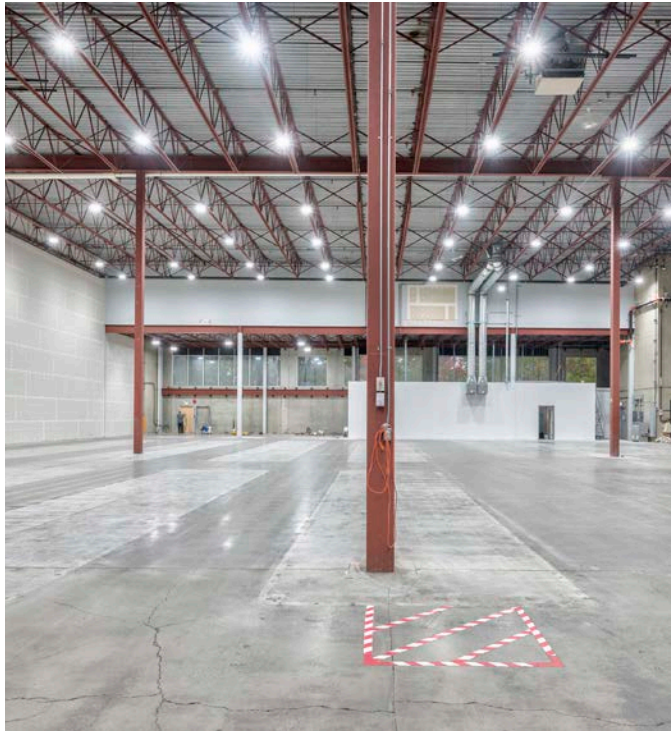
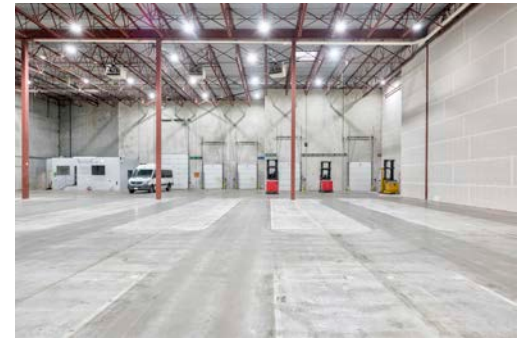
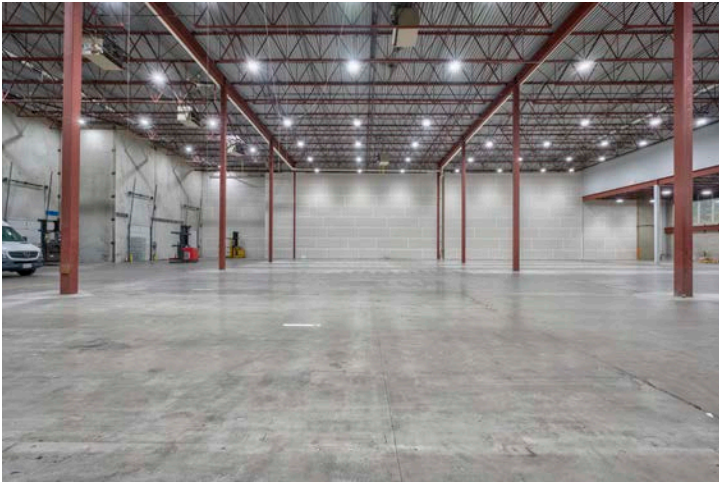
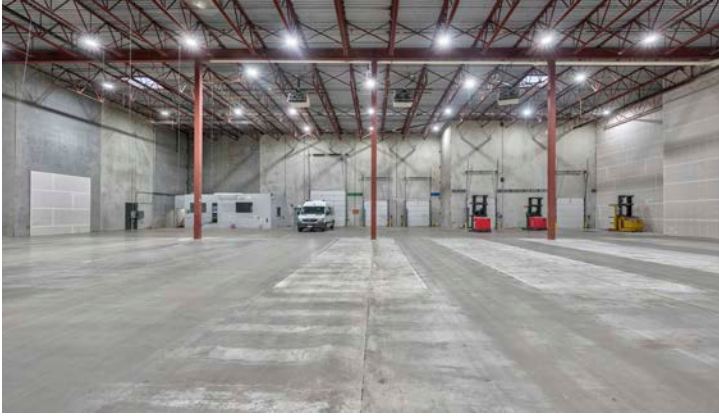
Property Features

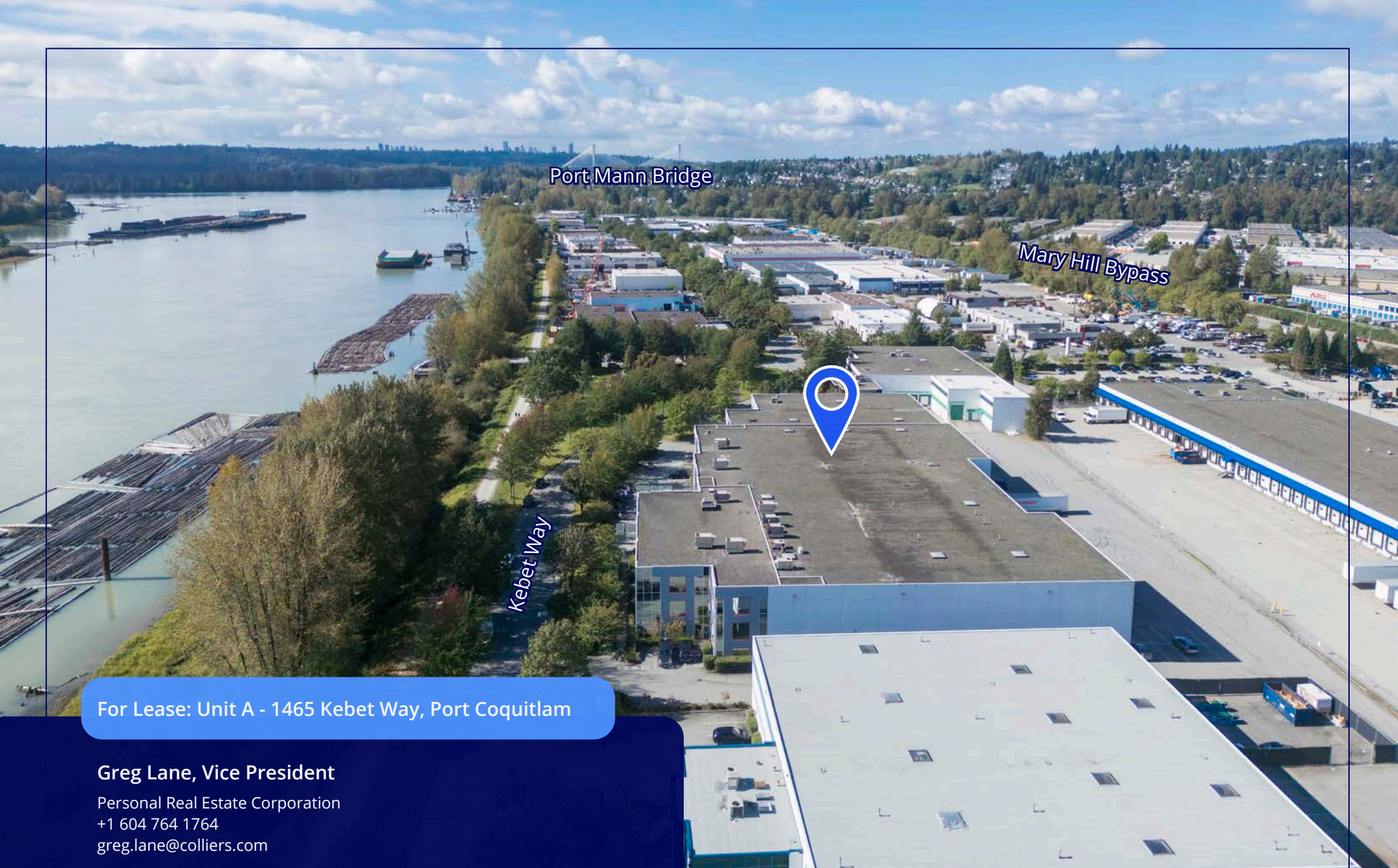
Location	The property is located in the Mary Hill Industrial area of Port Coquitlam, minutes from the Lougheed Highway, Highway 1, the Port Mann Bridge, amenities, services, and a large employment base.	
Zoning	M2 Heavy Industrial, allowing for a variety of uses and associated office use.	
Building Area*	Warehouse	20,236 SF
	Shippers Office	414 SF
	Office	1,344 SF
	Total	21,994 SF
Ceiling Height	32' clear	
Loading	4 dock loading doors with levelers, 1 grade door	
Power	347/600-volt, 200-amp, 3-phase main panel	
Sprinklers	ESFR	
Features	<ul style="list-style-type: none">• Concrete tilt up construction• Beedie built in 1996• Built-to-suit, air-conditioned office space• An abundance of amenities near by, including river walk for cycling and walking	
Available	Immediate	
Asking Lease Rate	\$21.95 per SF, net	
Additional Rent	\$6.55 per SF including mgmt fee (2025 estimate)	

* Building areas approximate and to be confirmed



Interior Photos





For Lease: Unit A - 1465 Kebet Way, Port Coquitlam

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