

# 5,672 SF Warehouse & Office with Bonus Mezzanine

Unit 2, 1371 Kebet Way, Port Coquitlam

Located in the sought-after and established industrial area of Port Coquitlam, this property is seconds away from Mary Hill Bypass and minutes from the Port Mann Bridge. 984 SF bonus storage mezzanine, basic rent free!

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## Opportunity **Overview**

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	M1 General Industrial	
Available Area	Warehouse Office Total	4,568 SF 1,104 SF <b>5,672 SF</b>
	Bonus Mezzanine	984 SF - net rent free
Features	<ul> <li>Concrete tilt up construction</li> <li>Beedie built facility in 1992</li> <li>Air-conditioned, well designed offices</li> <li>River views, walking and cycling paths nearby</li> <li>1 dock loading door, 1 grade door</li> <li>23' clear ceilings</li> <li>3 phase power service</li> <li>Fully sprinklered</li> </ul>	
Availability	Immediate	
Lease Rate REDUCED!	\$20.95 per square foot, net	
Additional Rent	\$7.00 per square foot (2024 estimate)	

<sup>\*</sup> Areas are approximate and to be verified

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