

**LEASE RATE REDUCED!**



**FOR LEASE**

# 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!**

Accelerating success.

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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   | 4,568 SF               |  |
|                        | <u>Office</u>   | <u>1,104 SF</u>        |  |
|                        | Total   | 5,672 SF               |  |
|                        | Bonus Mezzanine   | 984 SF - net rent free |  |
| Features               | <ul style="list-style-type: none"><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<br>REDUCED! | \$20.95 per square foot, net  |                        |  |
| Additional Rent        | \$7.00 per square foot (2024 estimate)  |                        |  |

*\* Areas are approximate and to be verified*

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