

# 1622 KEBET WAY

Port Coquitlam, BC

/////

## FOR SALE

### OWNER-OCCUPIER OR INVESTOR OPPORTUNITY



An aerial photograph of an industrial park in Port Coquitlam, BC. The image shows several large, white industrial buildings with grey roofs. A red outline highlights a specific building in the foreground, which is a large, rectangular structure with a flat roof. The building is surrounded by parking lots with various vehicles and equipment. In the background, there is a residential area with many houses and trees, and a large body of water with a bridge in the distance. The sky is clear and blue.

1622

**KEBET WAY**  
Port Coquitlam, BC

//////

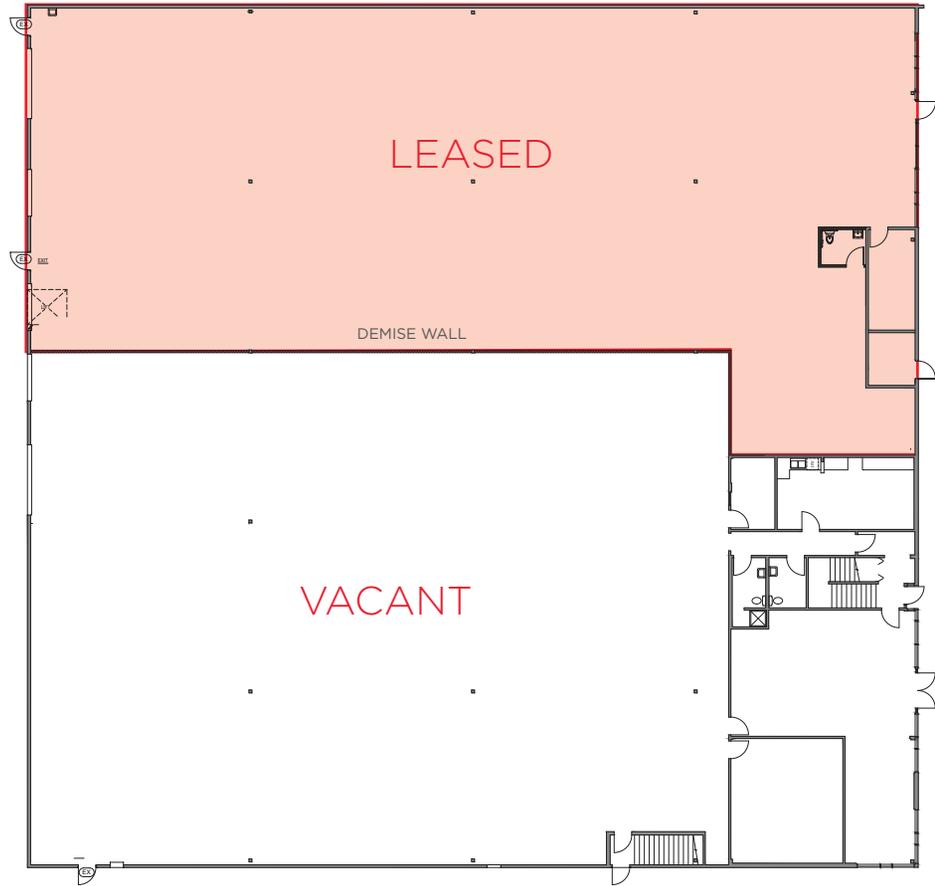
## LOCATION

The subject property is located in the well-established Meridian Industrial Park along the south side of Kebet Way just south of the Mary Hill Bypass. This location is easily accessible by the Trans-Canada Highway and Port Mann Bridge to the west, Lougheed Highway and Pitt River Bridge to the east, and the Coast Meridian Overpass via Broadway Street to the north.

////////

## SALIENT DETAILS

ADDRESS	1622 Kebet Way, Port Coquitlam, BC	
PID	015-670-988	
LEGAL DESCRIPTION	Lot 32 Plan NWP84360 District Lot 231 Land District 1 Land District 36	
ZONING	M1 General Industrial	
LOT SIZE	1.00 acres	
BUILDING AREA	Second Floor Office	2,845 sf
	Ground Floor Office	2,808 sf
	Warehouse	19,558 sf
	<b>Total Area</b>	<b>25,211 sf</b>
VACANT POSSESSION	Office	3,178 sf
	Warehouse	12,634 sf
	<b>Total Available Area</b>	<b>15,812 sf</b>
TENANCY	9,399 SF currently leased. Lease expiry is May 31st, 2027 with no option to renew. Annual Basic Rent: \$287,609	
GROSS TAXES	\$127,001.93 (2024)	
AVAILABLE	Immediately	
ASKING PRICE	\$14,999,000 (\$595 psf)	



## PROPERTY FEATURES

- Quality concrete tilt-up construction
- 3 dock & 2 grade loading doors
- 3 Phase electrical service 600 amp 600 volt
- 20' warehouse ceiling height
- New LED warehouse & office lighting
- Radiant tube heating in warehouse
- HVAC system in offices
- New updated offices, washroom and lunchroom
- Ample on-site parking
- Newly painted interior and exterior
- Constructed 1991





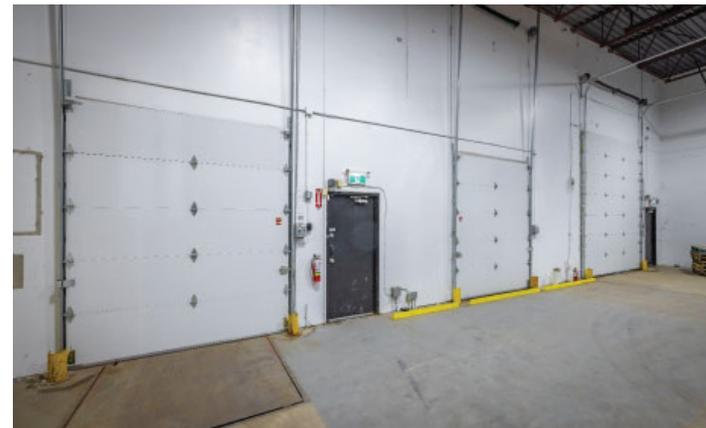
FOR SALE

1622

**KEBET WAY**  
Port Coquitlam, BC



**D. NATHAN KEWIN**  
Personal Real Estate Corporation  
Vice President  
604 640 5885  
nathan.kewin@cushwake.com



Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A1  
[cushmanwakefield.ca](http://cushmanwakefield.ca)



©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.