

FOR SALE

1322 - 1324 KETCH COURT

Coquitlam, BC



- Centrally located owner-user opportunity
- 18,190 SF corner units with dock and grade loading



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PROPERTY
FEATURES



2 grade loading doors
1 dock loading door (covered with leveler)



24' ceiling height



Sprinklers



6 skylights



HVAC in the office and warehouse areas



Large reception area central to second level offices



9 private offices



2 lunchrooms



7 washrooms



25 parking stalls



Locker Room



Zoning: M-1 General Industrial



Available for vacant possession, contact listing agents for details



Sale Price: \$9,500,000

Building Area

Ground floor:	13,943 SF
Second floor:	3,824 SF
Warehouse mezzanine:	423 SF
TOTAL	18,190 SF



Opportunity

The subject property is comprised of two strata lots combined to form one contiguous space of 18,190 SF. 1322 Ketch Court is 5,871 SF and 1324 Ketch Court is 12,319 SF. The units may be purchased together or separately. These prominent corner units benefit from exposure to Clipper Street and Ketch Court. Significant lower level and second level office glazing as well as a front entrance glazed canopy provide strong corporate appeal. The subject property is suitable for distribution and manufacturing uses; with a combination of dock and grade loading, 24' ceiling height, heavy power, amenity areas, and custom improvements such as an air conditioned warehouse. Located in the geographic centre of Metro Vancouver on the Highway 1 corridor, 1322-1324 Ketch Court provides efficient access to all areas of the Lower Mainland. The subject property is adjacent to Beedie's Fraser Mills development, a master planned waterfront community including high-rise condos, townhomes, retail and community amenities. Fraser Mills spans over 96 acres and will bring 5,500 new homes to the area.



PROPERTY

FLOOR PLANS

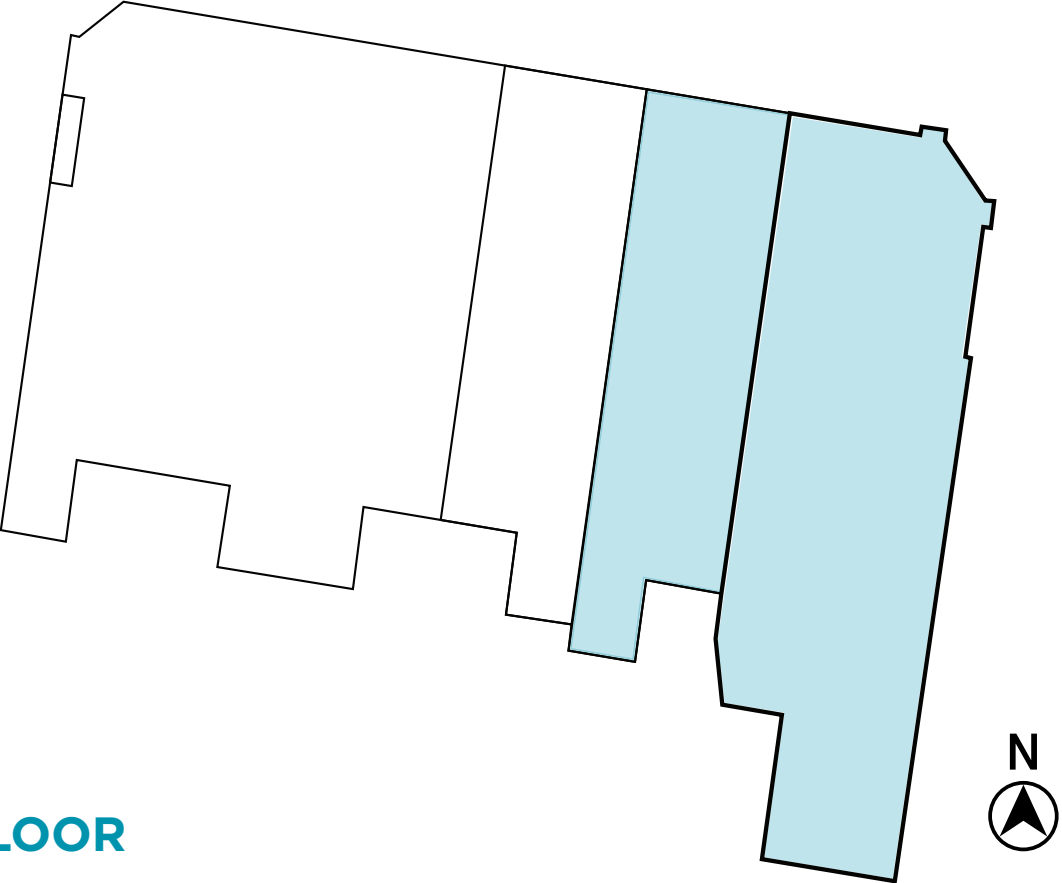


// AVAILABLE SPACE

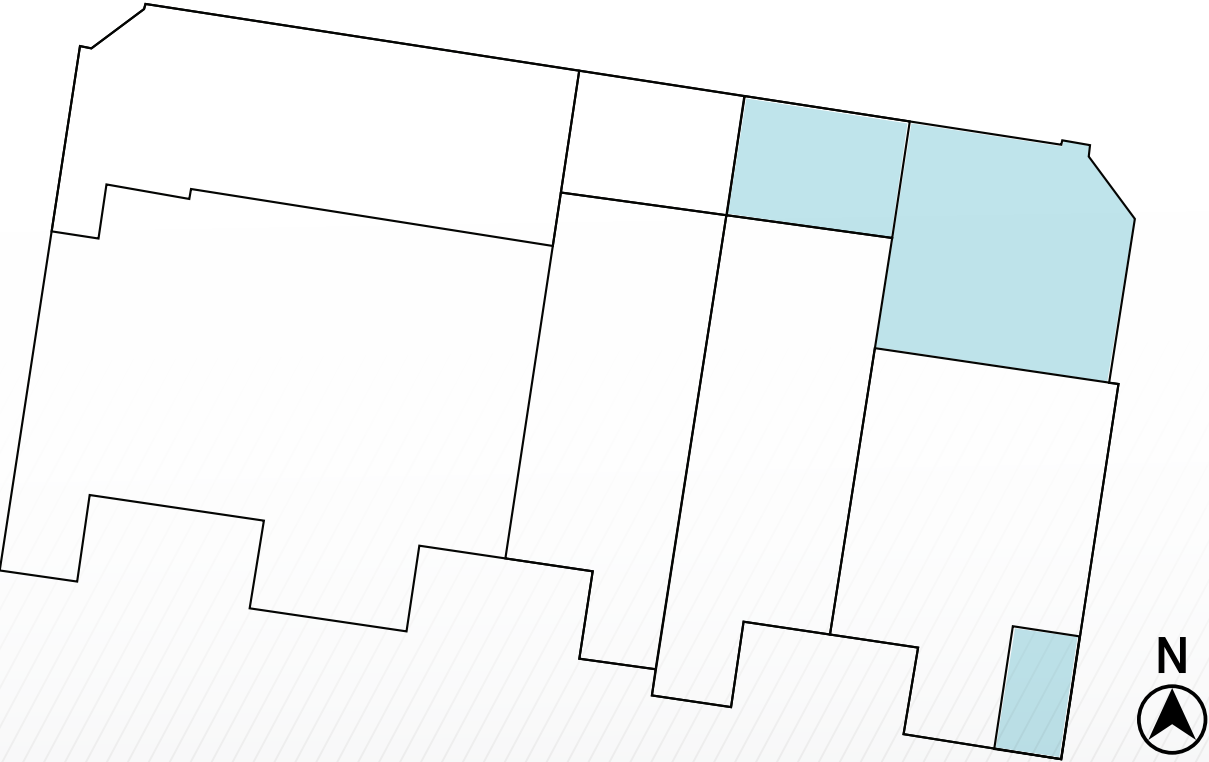
Both units can be purchased together
or separately

	1324 Ketch Court (corner unit)	1322 Ketch Court (interior unit)	Combined Total
Ground floor SF	9,125	4,818	13,943
Second floor SF	2,772	1,053	3,824
Warehouse Mezzanine SF	423		423
TOTAL AREA SF	12,319	5,871	18,190

// GROUND FLOOR
13,943 SF



// SECOND FLOOR
3,824 SF



PROPERTY LOCATION

Coquitlam, BC



PORT MANN BRIDGE

Fraser River

HIGHWAY 1

UNITED BLVD

CLIPPER ST

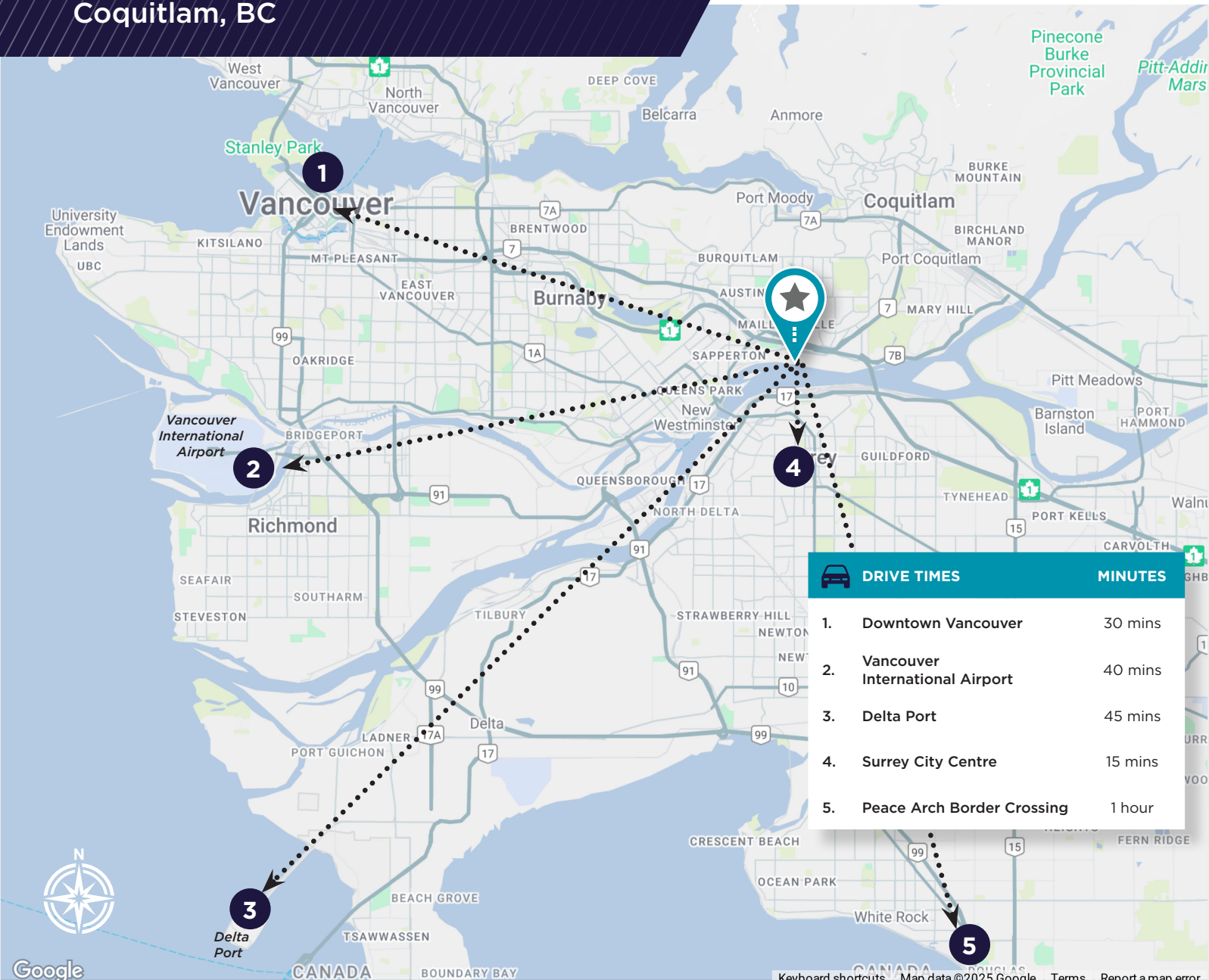
KETCH COURT

FRASER MILLS
DEVELOPMENT

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