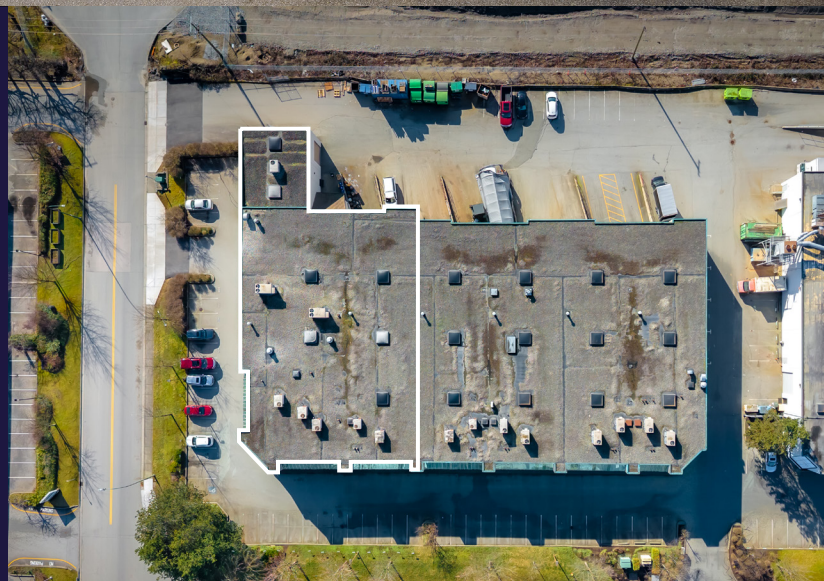


FOR SUBLEASE



1322 & 1324 KETCH COURT

COQUITLAM, BC



OPPORTUNITY

The sublease opportunity offers approximately 18,190 SF across two combined strata units positioned on a corner site at Clipper Street and Ketch Court. The premises feature glazing on the ground and second floor office levels, a glass-covered main entrance, dock and grade loading, 24-foot clear height, heavy power, amenity areas, and air-conditioned warehouse space.

The property is centrally located within Metro Vancouver's industrial corridor with direct access to Highway 1, allowing efficient travel throughout the Lower Mainland. It is immediately beside Fraser Mills, Beedie's 96-acre waterfront community planned to deliver 5,500 residential homes along with retail, public amenities, and industrial strata space.

PROPERTY FEATURES

- Two (2) grade loading doors and one (1) dock loading door (covered with leveler)
- 24' ceiling height
- Sprinklered
- Six (6) skylights
- HVAC in the office and warehouse areas
- Twenty-five (25) parking stalls
- Zoning: M-1 General Industrial

SECOND FLOOR OFFICE FEATURES

- Nine (9) private offices
- End-of-trip facilities
- Two (2) lunchrooms
- Large reception area
- Seven (7) washrooms

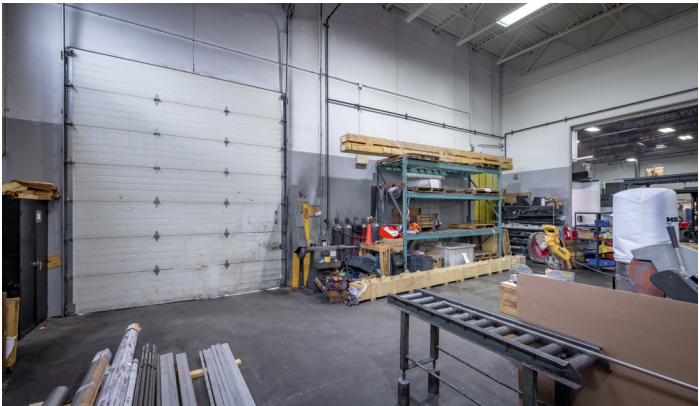
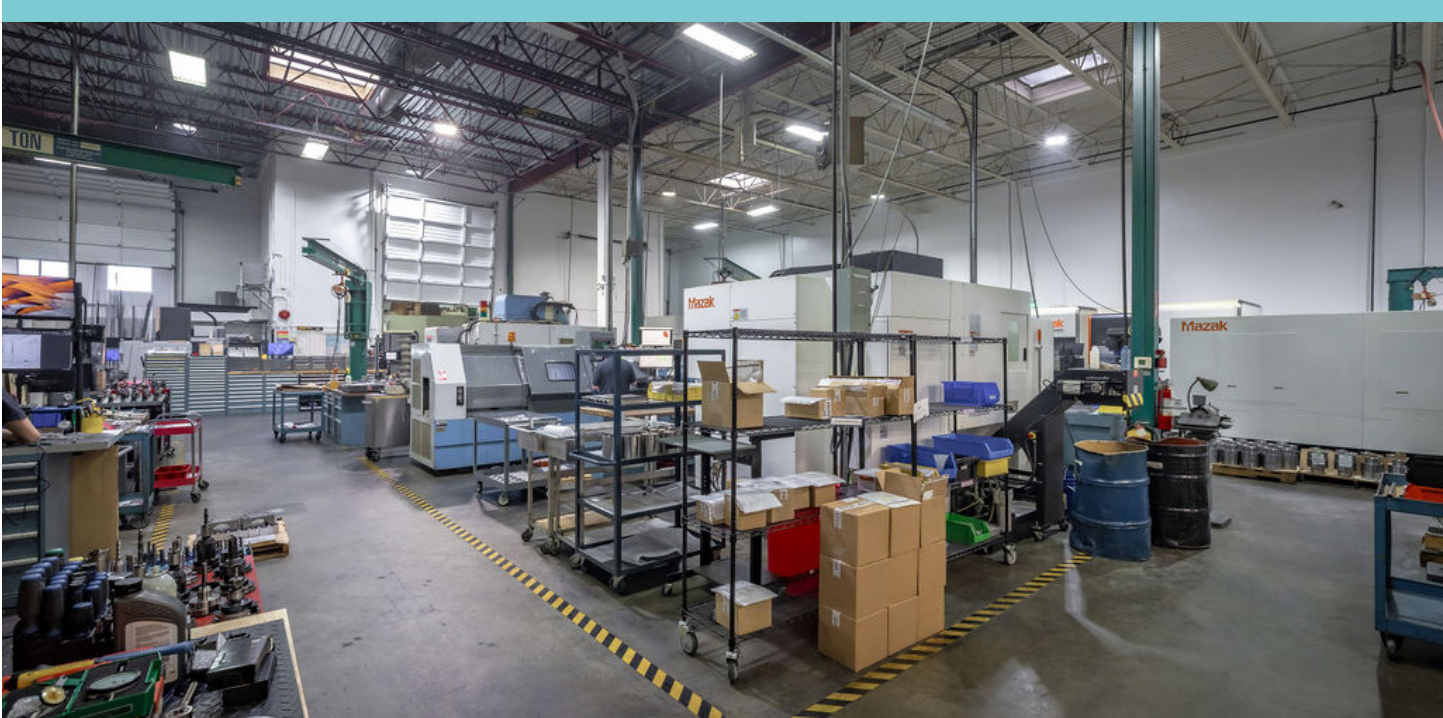
BUILDING AREA

Ground Floor	13,943 SF
Second Floor	3,824 SF
Warehouse Mezzanine	423 SF
Total	18,190 SF

Basic Rent	Availability
\$18.50 PSF	Contact Listing Agents
Additional Rent (2026 est.)	Sublease Expiry
\$7.83 PSF	January 31, 2031



PROPERTY PHOTOS



LOCATION



DRIVE TIMES

Destination	Travel Time
Deltaport	<50 min
YVR Airport	<40 min
Downtown Vancouver	<30 min
Highway 91	<15 min
Highway 1	<5 min

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