



FOR LEASE | INDUSTRIAL
#150 - 1407 Kebet Way
Port Coquitlam, B.C.



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MERIDIAN INDUSTRIAL PARK

LOCATION

The subject property is located in Meridian Industrial Park, one of the Lower Mainlands premier industrial addresses. Easy access to both the Trans Canada Highway and Lougheed Highway corridors is provided via the four lane Mary Hill Bypass. Meridian Industrial Park is home to a wide range of prominent companies including: Emco, Sunrider, Norco Bicycle, Wine Experts, Fit Foods and Bartle and Gibson.

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WAREHOUSE



LOADING

ZONING

M-1 Zoned see listing agent for details

PREMISE SIZE

Warehouse open span (62.5' x 136')	8,500 sf
Main floor AC office (one washroom & kitchenette)	1,435 sf
Second floor AC office (this area is optimal)	1,015 sf
Total rentable	10,950 sf

RENT

\$8.25 psf net rent

\$3.50 psf operating cost & property tax

\$10,721.88 approx. total rent plus GST (based on 10,950 sf)

AVAILABLE IMMEDIATELY



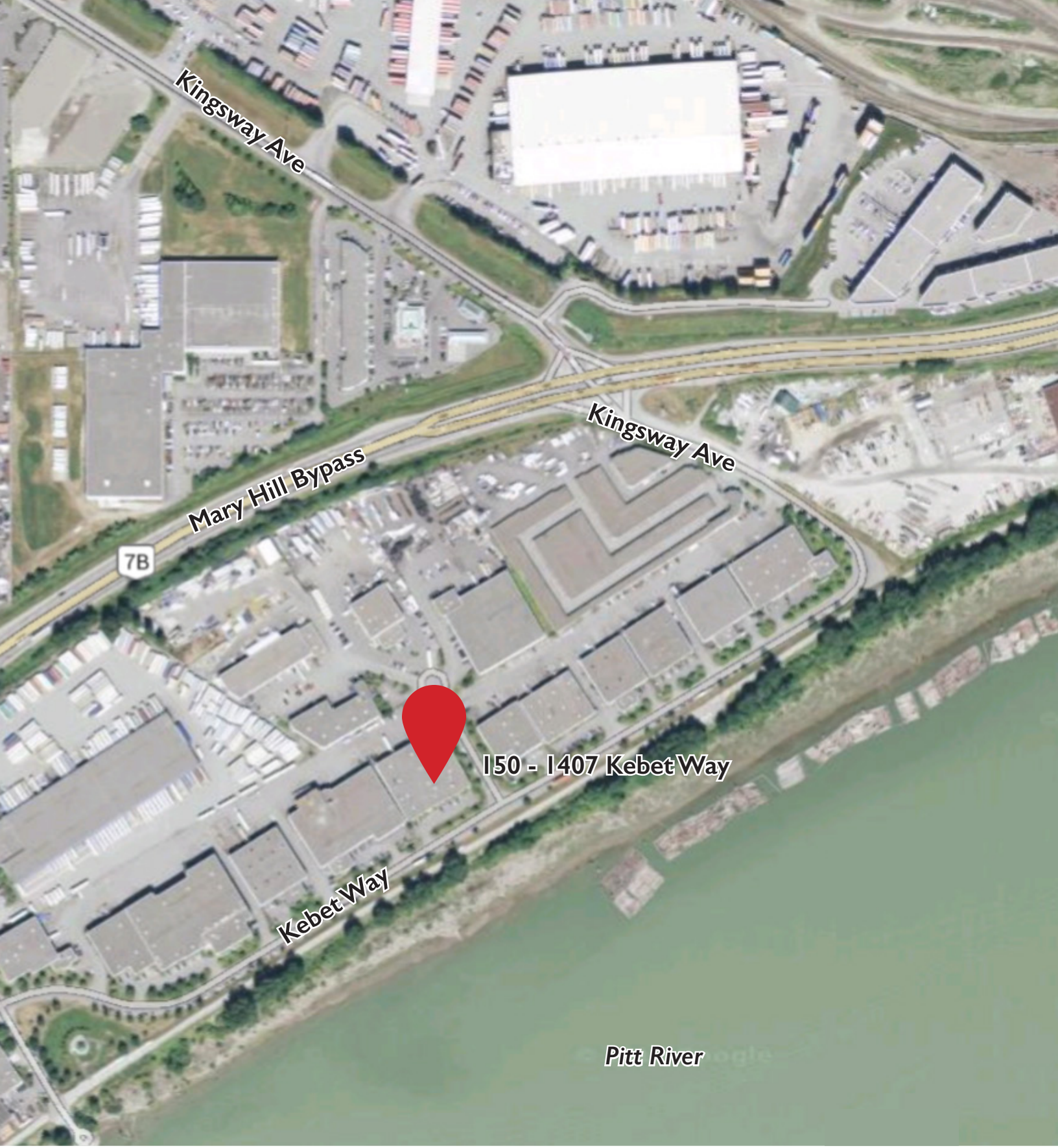
MAIN FLOOR OFFICE



OPTIONAL UPSTAIRS OFFICE

BUILDING FEATURES

- 3 dock level doors with levelers
- Grade loading could be provided
- Warehouse skylights
- 24.5' clear ceiling height
- Ample maneuvering areas for semi-trailers



Kingsway Ave

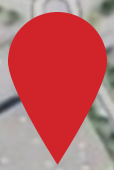
Mary Hill Bypass

7B

Kingsway Ave

Kebet Way

Pitt River



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