

FOR SALE OR LEASE



1331 KEBET WAY
PORT COQUITLAM, BC

25,638 SF FREESTANDING INDUSTRIAL BUILDING

MERIDIAN INDUSTRIAL PARK PHASE II



Royal LePage® Ben Gauer & Assoc.

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OPPORTUNITY

A rare opportunity to own or lease a high quality Beedie-built warehouse in the highly desired prime Meridian Industrial Park with exposure on Kebet Way!

Ideal for owner-occupiers, this property offers the optional opportunity to occupy 3/4 of the building with potential for expansion to part or all the remaining building in the coming years.

For investors, this is a rare investment opportunity – a building with rare ideal proportions in a prime location with water views and exposure.



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SUMMARY

Address:	1331-1335 Kebet Way, Port Coquitlam, BC V3C 6G1
Building Size:	25,638 SF
Lot Size:	1.17 acres; 50,960 SF 175.12 x 291'
Loading:	7 loading doors: 5 dock loading doors + 2 grade level loading doors
Legal:	PID: 017-846-501 LOT 10 PLAN LMP5051, Section 19, New Westminster Land District, B6NR1E
Property Taxes:	\$ 139,120.60 (2025)
Zoning:	M1: (General Industrial) Permitted uses include but are not limited to a wide range of industrial, research and development, manufacturing, processing, assembly, distribution and repair services including accessory retail, office and commercial uses.
Tenancy:	Edoko Food Importers, entire building – expires June 30, 2027 (Contact listing agent for tenancy details)
Availability:	Vacant possession can be provided on July 1, 2027
Price:	Please contact listing agent
Lease Rate:	Please contact listing agent

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FEATURES

- Quality built building by the Beedie Group
- Optimal proportioned warehouse and office spaces
- Exceptional 99' truck loading/ maneuvering area
- Excellent truck access
- Tilt-up concrete construction
- 24' clear ceiling height
- Low 43% site coverage
- 7 loading doors: five dock loading doors with levelers and canopies + two 12' x 14' grade loading doors
- Offices: Wall-to-wall expansive glass creates comfortable, light-filled spaces
- Beautiful park and river views from the front office space
- Kitchen, lunchroom with glass door to south-facing private patio
- Shipping office and washroom
- 8 washrooms
- Parking: 33 spaces provided including 20 parking spaces along rear property line as per original plans. (Current tenant also uses 9 additional spaces along east side of building although this area is technically an access easement.) Ample street parking as well



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FEATURES

- New high quality long-lasting two-ply SBS roof in 2024 with warranty
- New exterior paint in 2025
- New paint in expansion office area 2025
- New main office carpet in approx. 2023
- New Unit Heater (November 2023) on ground floor. 5 gas space heaters
- Full main office central air-conditioning with new HVAC units in 2022
- Updated lighting (Plus new lighting and washroom exhaust fans in expansion area office space in 2025)
- Fully sprinklered
- LED warehouse lighting
- Five (5) overhead gas warehouse heaters
- Attractive functional design with efficient well-proportioned warehouse dimensions
- Year Built: 1992
- Full night security illumination
- Utilities are separately metered in the expansion space offering complete control over power usage
- Power: 3 Phase 400A 347/600V
- 20' x 83' x 20' cooler
- 20' x 10'4 x 10' freezer with new compressor and gas line Feb 2025
- 52' x 14' x 10'4 cooler
- 24' x 12' x 8'7 cooler currently used as an office
- Nicely landscaped property with in-ground irrigation
- Take a break and take a refreshing waterfront stroll or bike ride along Peace Waterfront Park across the street!

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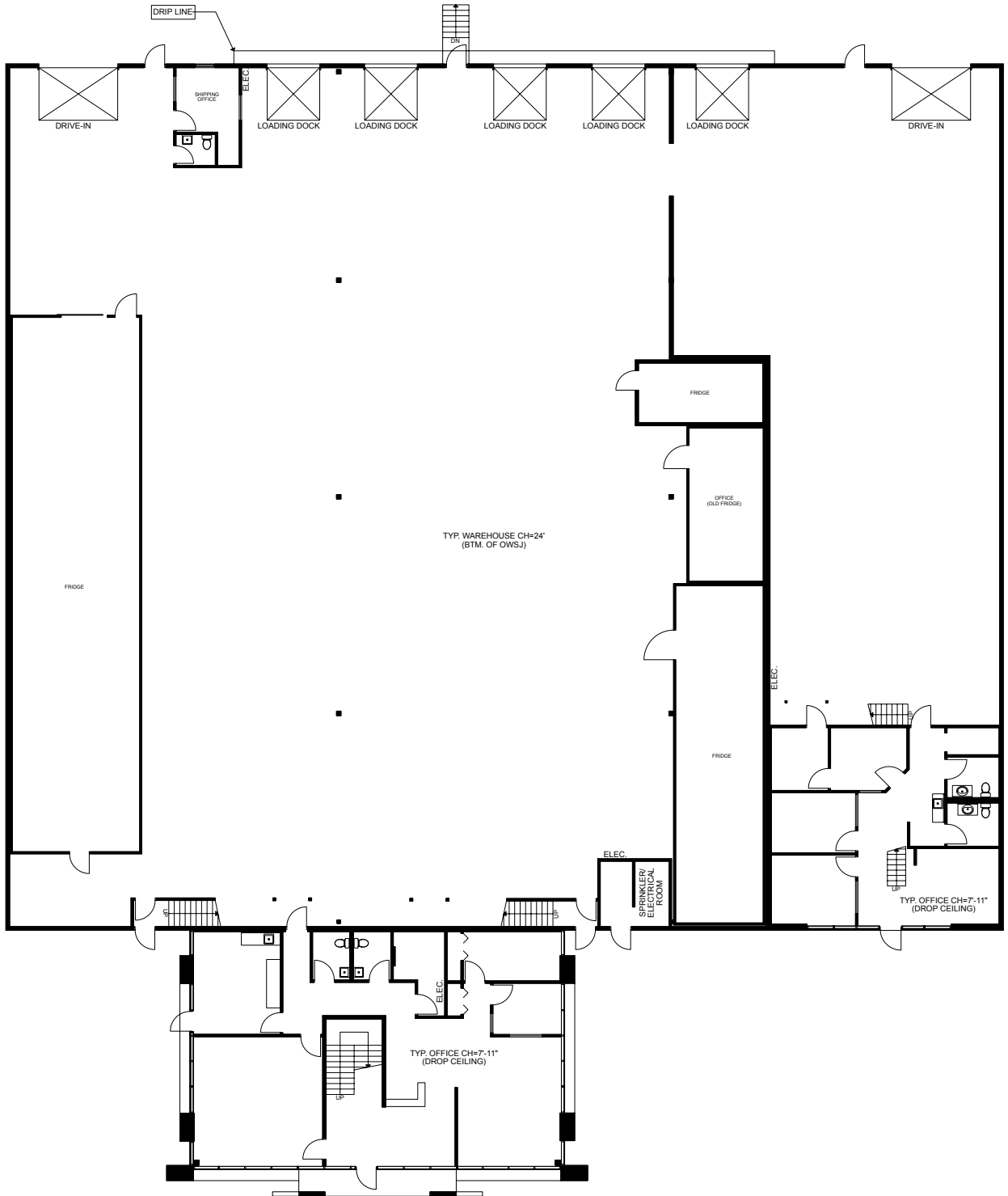
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FLOOR PLAN

1ST FLOOR



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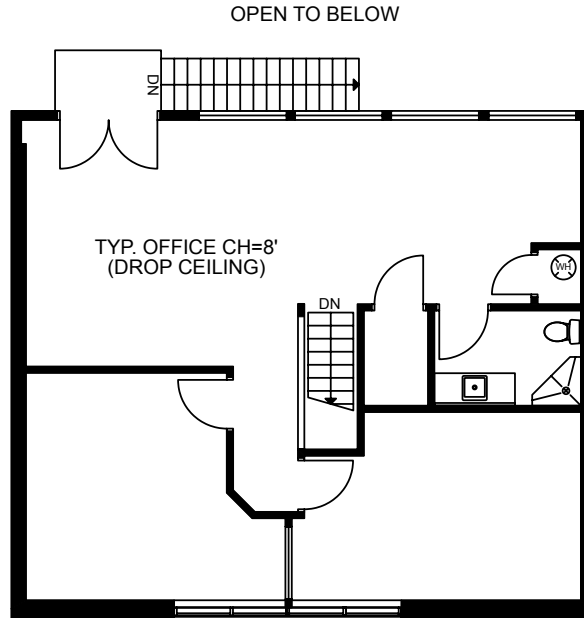
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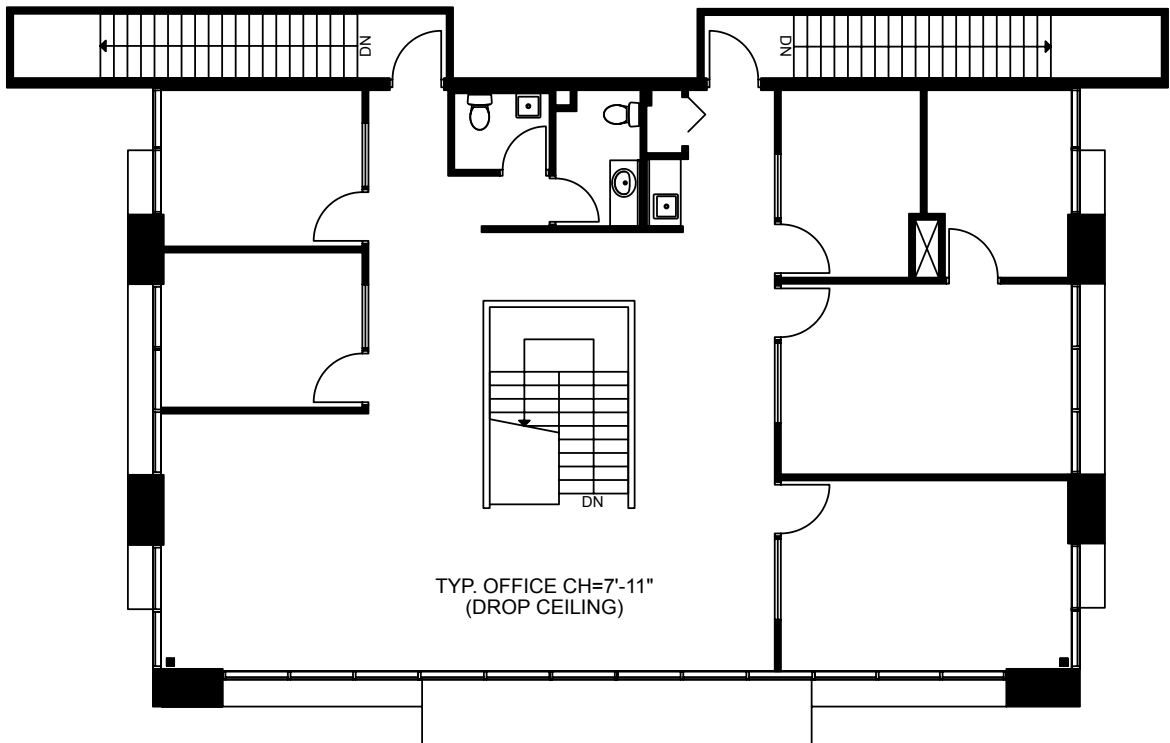
FLOOR PLAN

2ND FLOOR

EXPANSION SPACE OFFICE



MAIN OFFICE



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BUILDING SIZE & SPACES

Size:	25,638 SF (Certified BOMA Measurements)
Breakdown:	18,904 SF Warehouse (14,604 SF + 4,300 SF expansion or tenant space)
	4,486 SF Main fully air-conditioned office on two floors
	2,248 SF Expansion or tenant office on two floors
	0 SF Mezzanine
	25,638 SF Total
Note:	The building can easily be divided into 19,090 SF 'owner' space + 6,548 SF 'expansion' or 'tenant' space

LOT BOUNDARY



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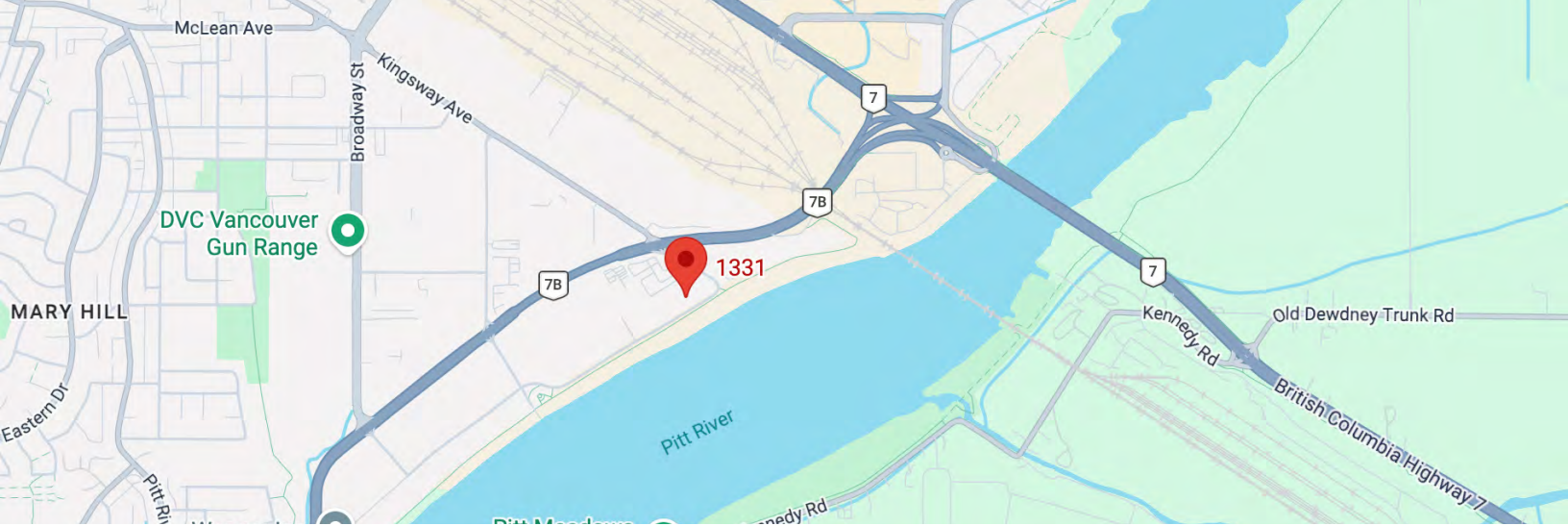
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LOCATION, ACCESSIBILITY & TRAVEL TIMES

ELEVATE YOUR BRAND BY LOCATING IN THIS DESIRED ADDRESS

- Strategically and centrally positioned with exceptional proximity to major transportation corridors including:
 - Easy 6-minute access to Hwy #1 and the Port Mann Bridge via the 4-lane Mary Hill Bypass
 - Easy 2-minute access to Lougheed Hwy 7
 - 3 minutes to Pitt River Bridge
 - 1 minute to Hwy 7B Mary Hill Bypass
 - 36 minutes to downtown Vancouver
 - 9 minutes to Langley
 - 15 minutes to Highway 17 (South Fraser Perimeter Road)
 - 15 minutes to Hwy 15
 - 35 minutes to the US border via Hwy 15
 - Easy access to Coquitlam Skytrain
 - Easy access to the surrounding cities of Coquitlam, Maple Ridge, Burnaby, Vancouver, and Langley/Surrey
- On transit route: The bus stop is across the street on Kebet Way with access to Skytrain.
- Enjoy twenty restaurants in the neighbourhood within a 5 minute drive.
- With proximity to key amenities, this inspired workplace will attract top talent, provide your team with a perfect environment for innovative ideas and position your company for success.

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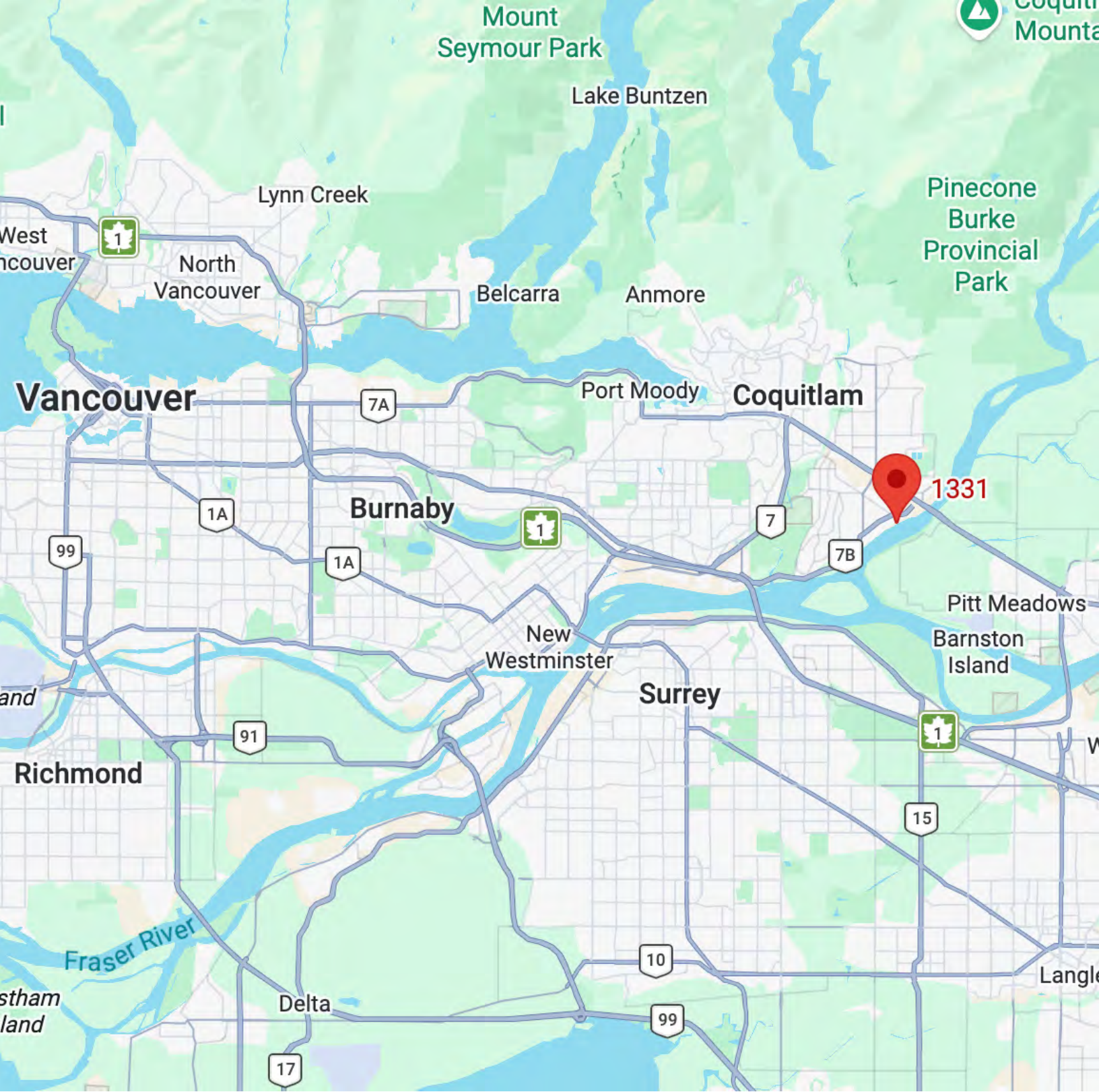
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