

FOR LEASE | INDUSTRIAL
#3 - 1301 KETCH COURT
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,963 SF Top Quality Warehouse/Office Unit**
- ▶ **Move-In Condition**

Location

This architecturally designed eight bay strata warehouse is located on the north side of Ketch Court, one block south of the intersection of United Boulevard and Clipper Avenue, in the Pacific Reach Business Park. Located near the geographic centre of Metro Vancouver. This service industrial area backs on the new 80 Avenue Fraser Mills development by Beedie Group.

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The Unit

On the north side of Ketch Court, one block west of Clipper Street, in the Pacific Reach Business Park. This front office, rear loading building is very well maintained and has excellent security features and low-site coverage offers excellent parking and truck room.

Features

- ▶ Tilt-up concrete construction
- ▶ 20' clear ceiling height
- ▶ 100 amp 120/208 volt 3-phase power
- ▶ Wired for ADSL (network ready)
- ▶ Warehouse gas fired unit heaters and strip fluorescent lighting
- ▶ Fully sprinklered
- ▶ Monitored alarm system
- ▶ Separate water meter
- ▶ Offices are fully finished with painted gyproc walls, carpeting over truss joist floors, T-bar ceiling with acoustic tiles recessed fluorescent lighting and fully air conditioned upstairs
- ▶ The offices have washrooms on the upper and lower floors
- ▶ Rear grade loading with one 12' x 14' door
- ▶ Four exclusive use parking stalls plus rear parking

Available Area

Warehouse	1,213 SF
Office main	537 SF
Office mezzanine	913 SF
Mezzanine storage	300 SF
Total	2,963 SF

Legal Description

SL3, DL17/18/48, LMS 1235

Zoning

M-1 (General Industrial)

Basic Rental Rate

\$22.00 PSF

CAM & Property Tax

\$8.05 PSF (2025 budget) plus 5% management fee on basic rent

Availability

April 1, 2025

