

FOR SALE

1463
MUSTANG PLACE
PORT COQUITLAM



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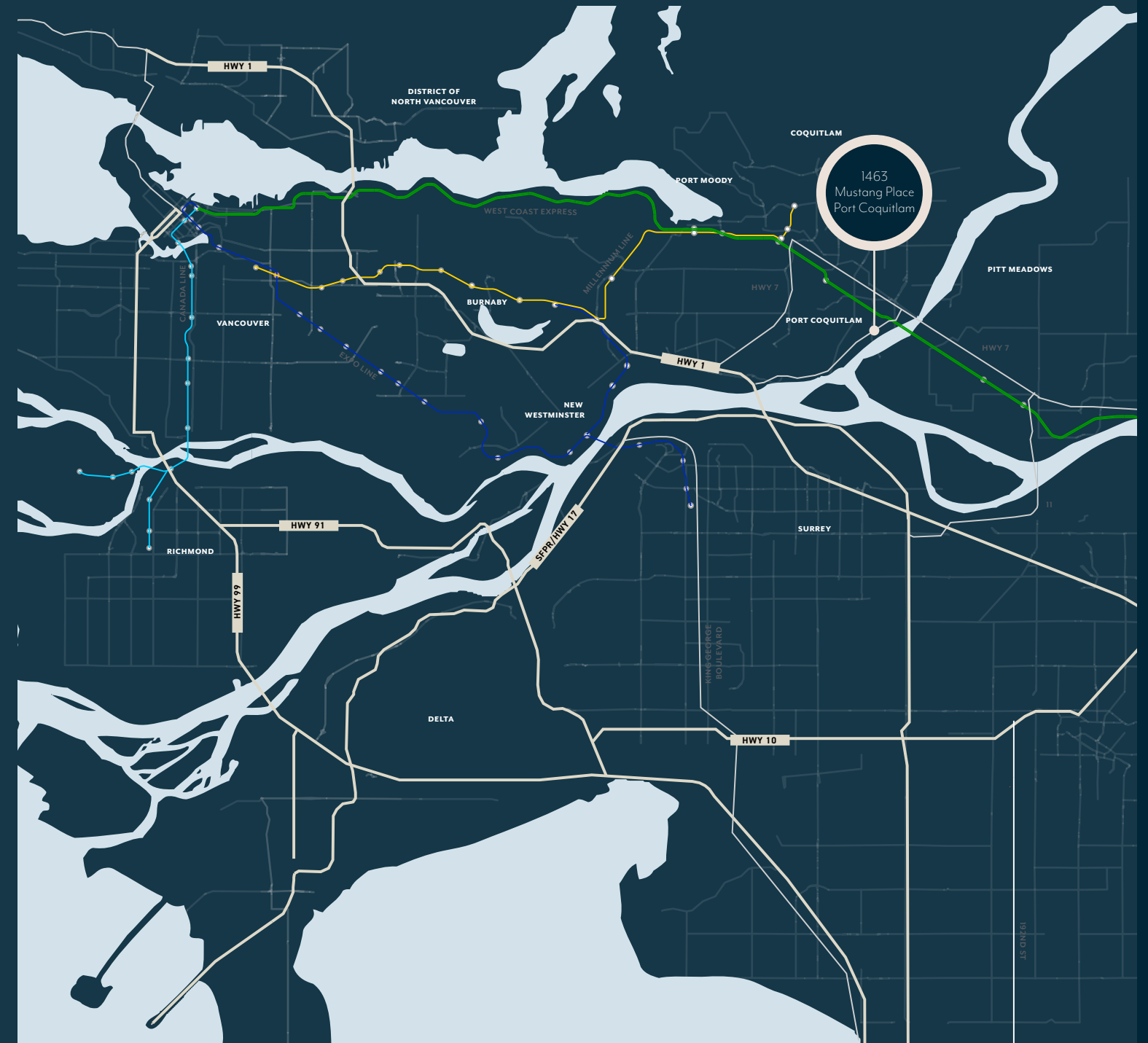
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OPPORTUNITY

A rare opportunity to acquire a high-quality, freestanding industrial building with dock and grade level loading.



LOCATION



Located in the Mustang Place cul-de-sac, just south of the Mary Hill Bypass and minutes from the Port Mann Bridge and Highway 1 offering easy access to downtown Vancouver and the Fraser Valley.



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MUSTANG
PLACE

20,898 SQ. FT.

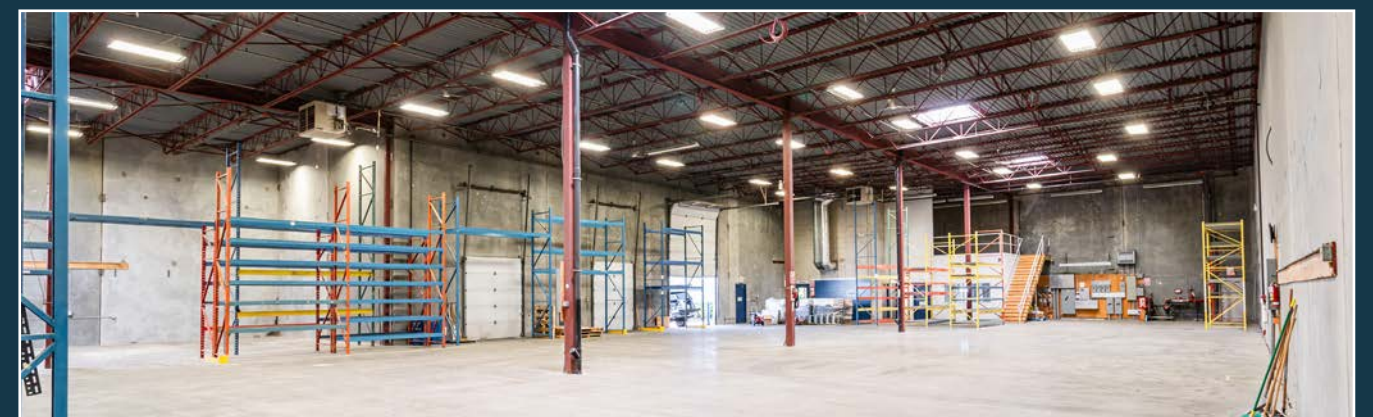
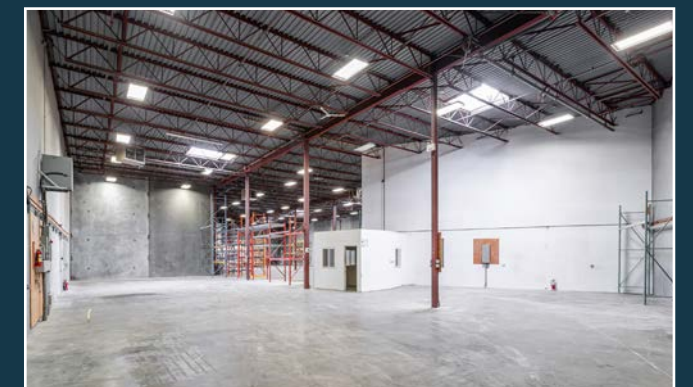
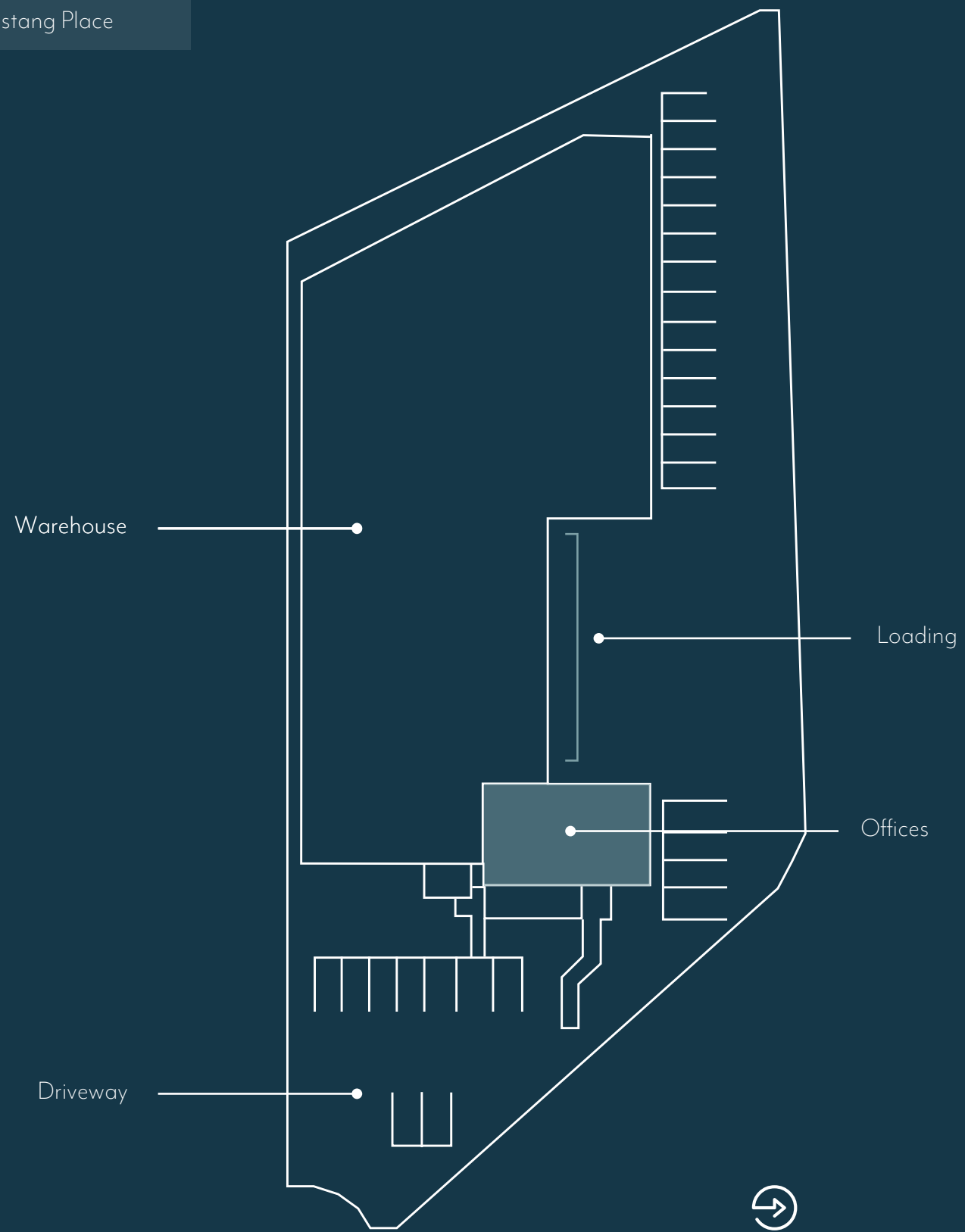
PROPERTY OVERVIEW

Civic Address	1463 Mustang Place, Port Coquitlam	
PID	023-399-317	
Location	Located in the Mustang Place cul-de-sac, off of Kebet Way, just south of the Mary Hill Bypass and minutes from the Port Mann Bridge	
Zoning	M1 General Industrial	
Year Built	1996	
Site Size	0.993 acres	
Building Area	Warehouse	17,287 SF
	Main Floor Office	1,800 SF
	2nd Floor Office	1,500 SF
	Mezzanine Storage	311 SF
	Total	20,898 SF
Ceiling Height	24' clear in warehouse	
Loading	2 dock doors, 1 grade loading door	
Power	400 amp, 600 volt 3-phase power	
Sprinklers	NFPA 231 and NFPA 231C	
Parking	On-site parking - 27 stalls	
Property Tax	\$84,373.59 (2023)	
Sale Price	\$11,900,000 \$12,900,000	

1463 MUSTANG PLACE

FLOOR PLAN

1463 Mustang Place





FOR MORE INFORMATION, PLEASE CONTACT:

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