

FOR SALE

1467
MUSTANG PLACE
PORT COQUITLAM



Stefan Morissette*
Senior Vice President
(604) 657 0801
stefan.morissette@jll.com

Mike Thompson*
Executive Vice President
(604) 809 5836
mike.thompson@jll.com

Steve Caldwell*
Executive Vice President
(604) 809 3122
steve.caldwell@lee-associates.com

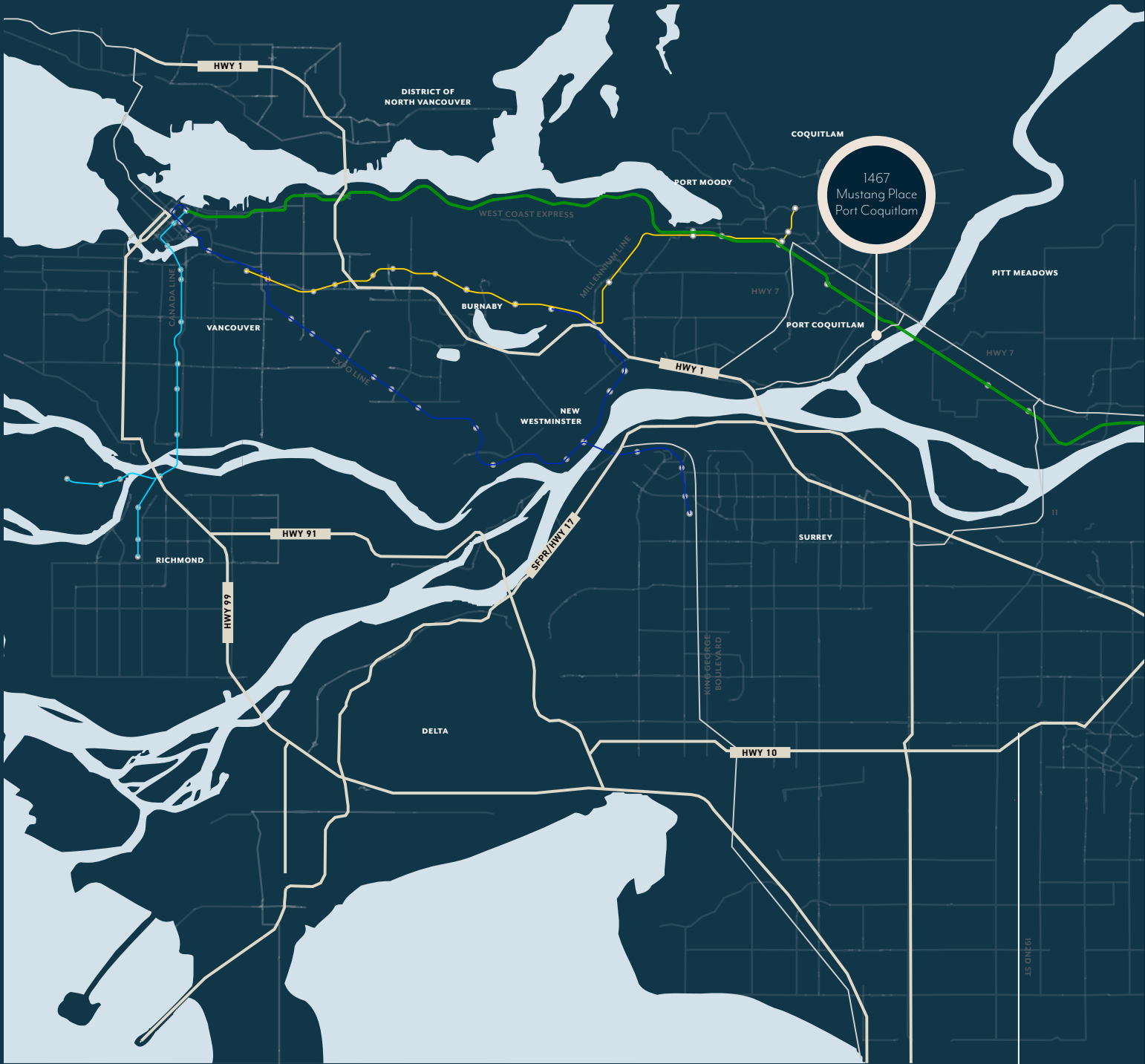
Mackenzie Fraser
Associate Vice President
(604) 671 9441
mackenzie.fraser@lee-associates.com

OPPORTUNITY

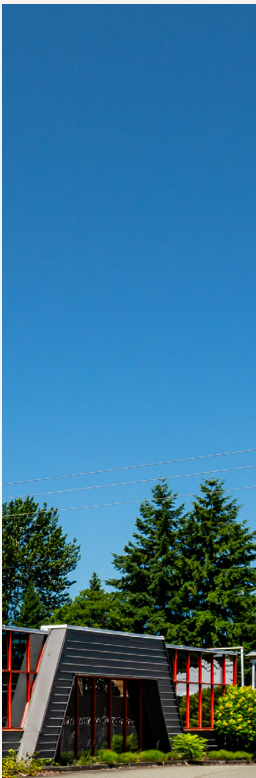
Rare opportunity to acquire an industrial property with a very low site coverage of 12.9%. The building is approximately 22,000 SF on 3.92 acres of land with dock and grade loading.



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.



1467
MUSTANG
PLACE
22,000 SQ. FT.

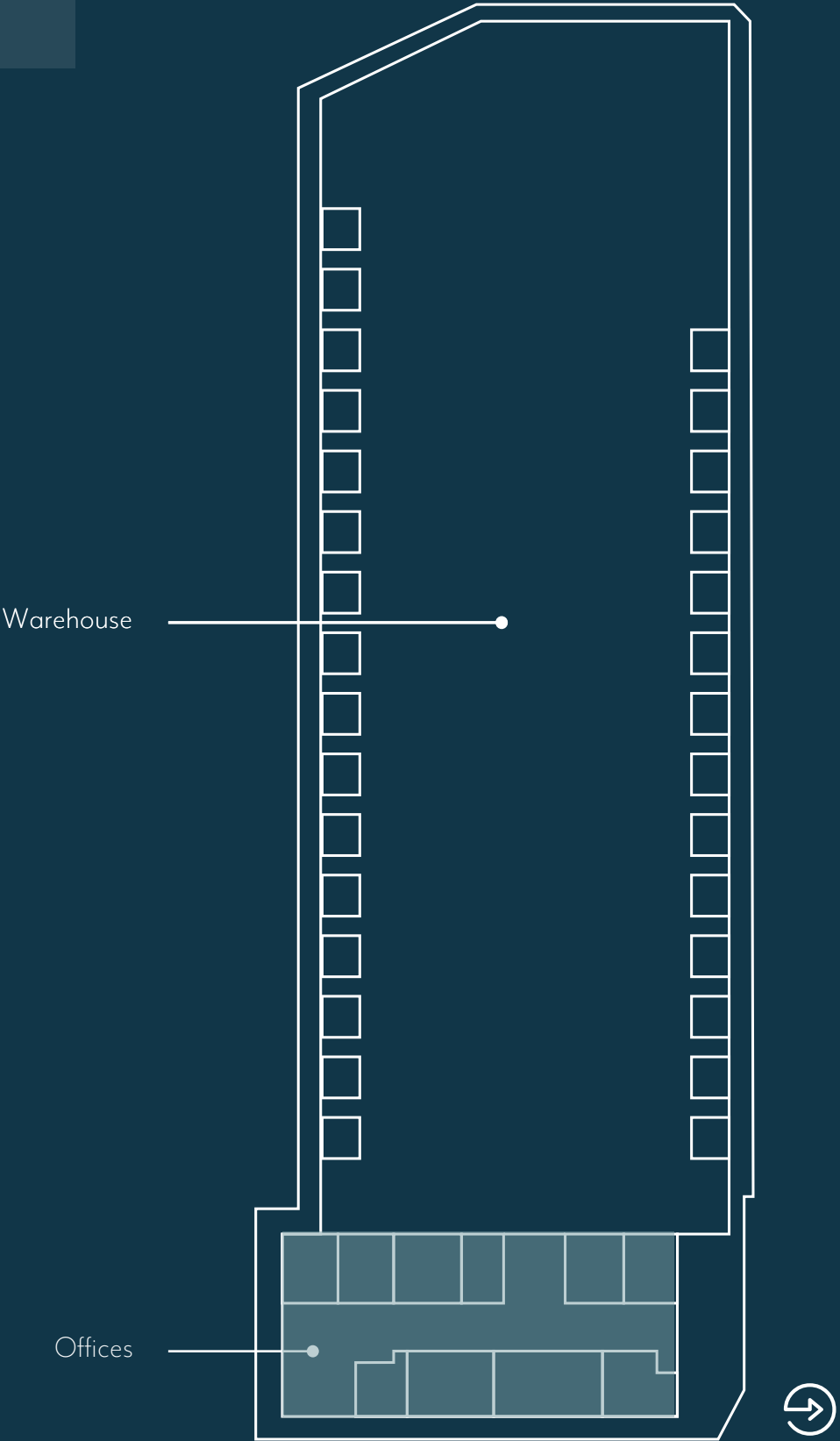
PROPERTY OVERVIEW

Civic Address	1467 Mustang Place, Port Coquitlam		
PID	023-399-325		
Location	Located in the Meridian Industrial Park, on the north side of Mustang Place, west of Kebet Way		
Zoning	M1 General Industrial		
Year Built	1994		
Site Size	3.921 acres		
Building Area	Warehouse	18,960 SF	
	Main Floor Offices	3,040 SF	
	Total	22,000 SF	
Ceiling Height	20.5' clear in warehouse		
Loading	29 dock doors, 2 grade loading door		
Power	400 amp, 600 volt		
Parking	On-site parking - 50 stalls		
Property Tax	\$191,407.57 (2025)		
Sale Price	\$21,050,000		

1467 MUSTANG PLACE

FLOOR PLAN

1467 Mustang Place





FOR MORE INFORMATION, PLEASE CONTACT:

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