

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.

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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, has excellent security features, and its low-site coverage offers ample parking and truck room. The building has a new roof and fresh paint, while the unit has also been upgraded.

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 & storage	1,513 SF
Office main	537 SF
Office mezzanine	913 SF
Total	2,963 SF

Legal Description

SL3, DL17/18/48, LMS 1235

Zoning

M-1 (General Industrial)

Basic Rental Rate

Contact listing agents

CAM & Property Tax

\$8.57 PSF (2026 budget)

Availability

Immediate

