

FOR LEASE | INDUSTRIAL
#8 - 1301 KETCH COURT
COQUITLAM, BC



Fenced yard area



- 7,460 SF Industrial Unit with 14,791 SF of Secured Yard
- Pacific Reach Business Park

Location

This architecturally designed, tilt-up concrete and glass 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 Premises

Occupying the north end of the building, the space features two levels of professionally finished office along the glazed front façade. The warehouse is situated directly behind the office area and provides three grade-level loading doors with access to the secured rear yard. A dedicated fenced yard area provides additional outdoor storage and operational space.

Features

- ▶ Tilt-up concrete construction
- ▶ 20' clear ceiling height
- ▶ 200 amp 120/208 volt 3-phase power
- ▶ Warehouse gas fired radiant heaters and strip fluorescent lighting
- ▶ Offices are professionally finished with painted gyproc walls with glass partitioning, laminate flooring, T-bar ceiling with acoustc tiles recessed fluorescent lighting and fully air conditioned.
- ▶ The offices have washrooms on the upper and lower floors
- ▶ Rear grade loading with three (3) doors – 12' x 18', 12' x 14', and 12' x 10'

Available Area

Warehouse	3,583 SF
Office main	1,309 SF
Office mezzanine	1,441 SF
Warehouse mezzanine	1,127 SF
Total	7,460 SF

Fenced Yard Area

14,791 SF

Zoning

M-1 (General Industrial)

Lease Rate

\$15,500 per month fully net

Additional Rent

\$5,421 per month (2026 estimate)

Availability

Immediate

