

FOR SALE

1463 & 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 two adjacent industrial properties with a very low site coverage of 20%. The buildings total approximately 43,000 on 4.91 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.



1463
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	\$11,350,000 \$12,900,000		

1463 MUSTANG PLACE



1467
MUSTANG
PLACE
22,000 SQ. FT.

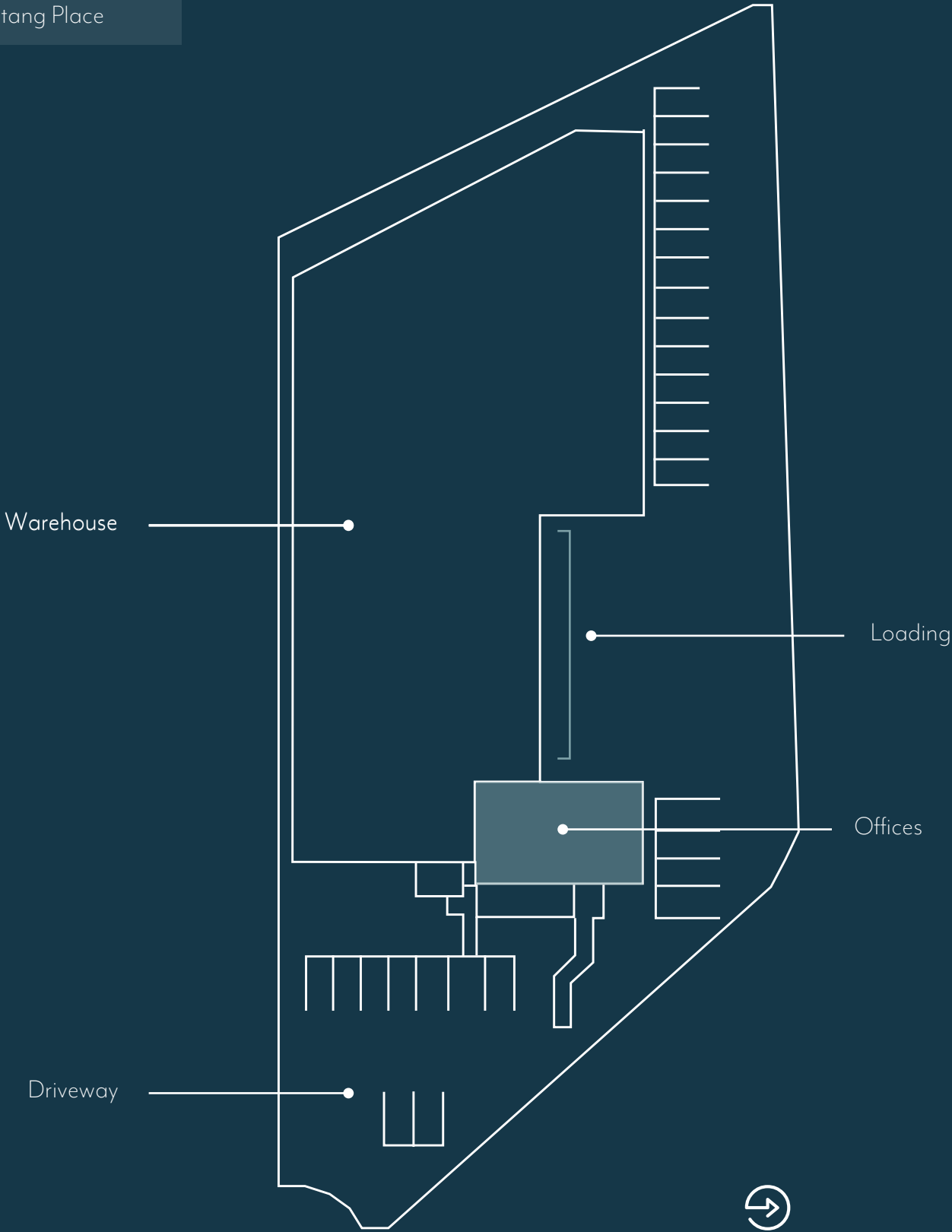
PROPERTY OVERVIEW

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	\$17,500,000 \$21,050,000		

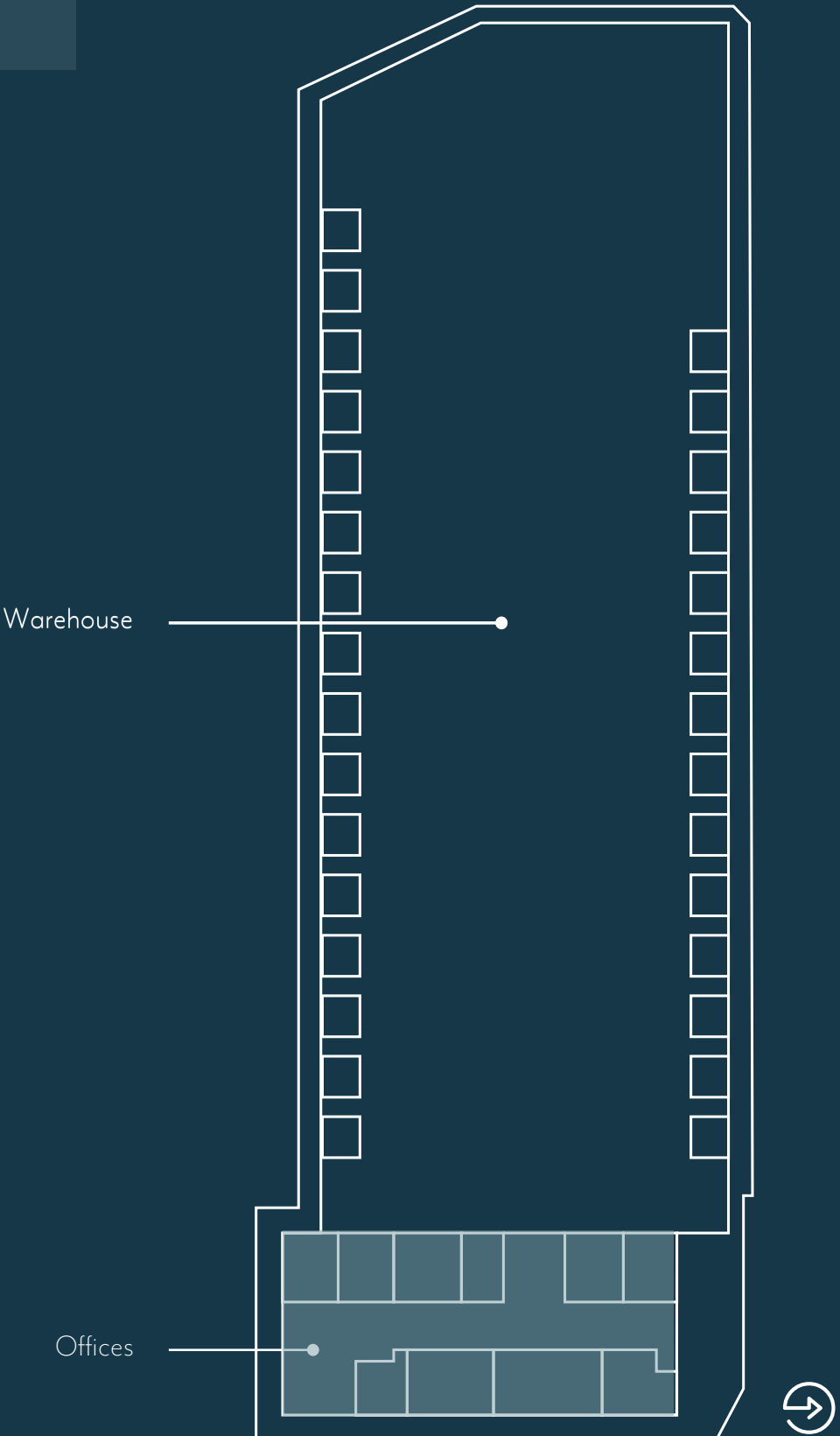
1467 MUSTANG PLACE

FLOOR PLAN

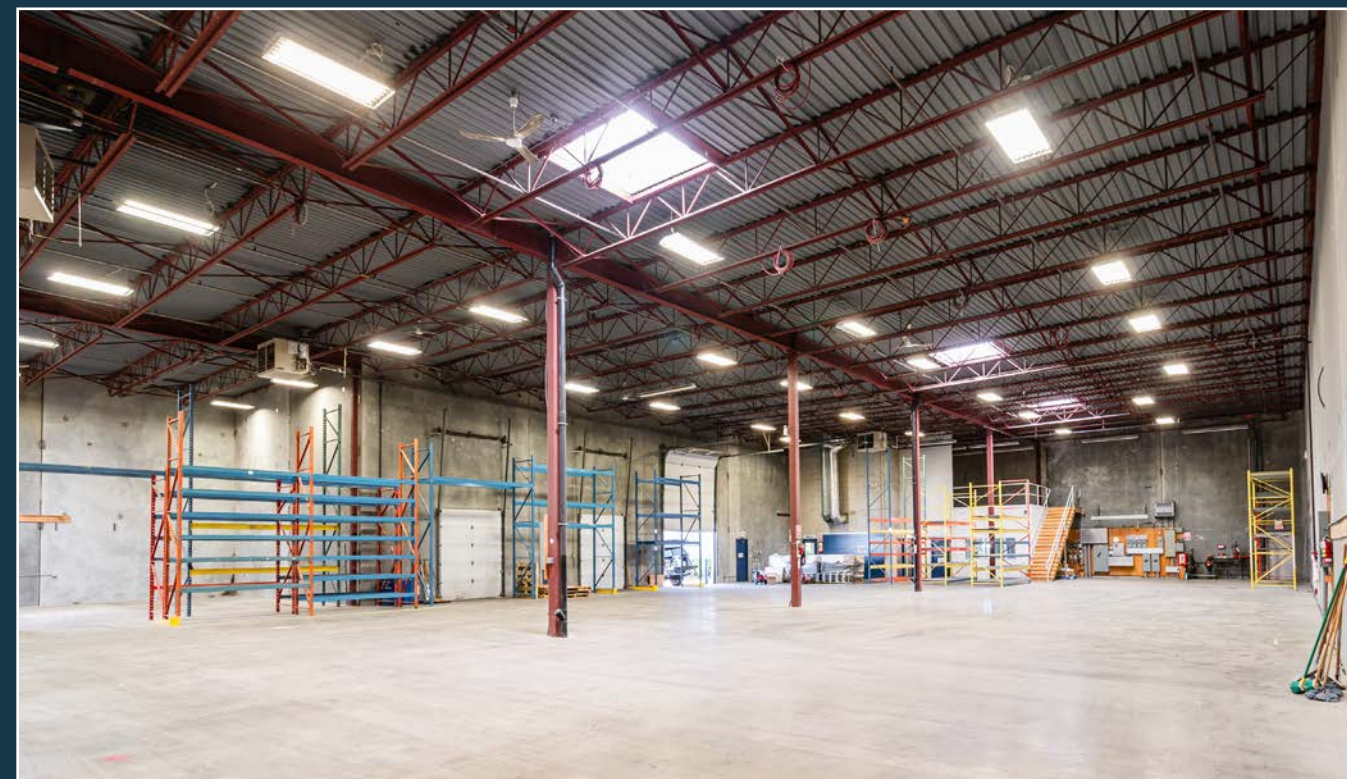
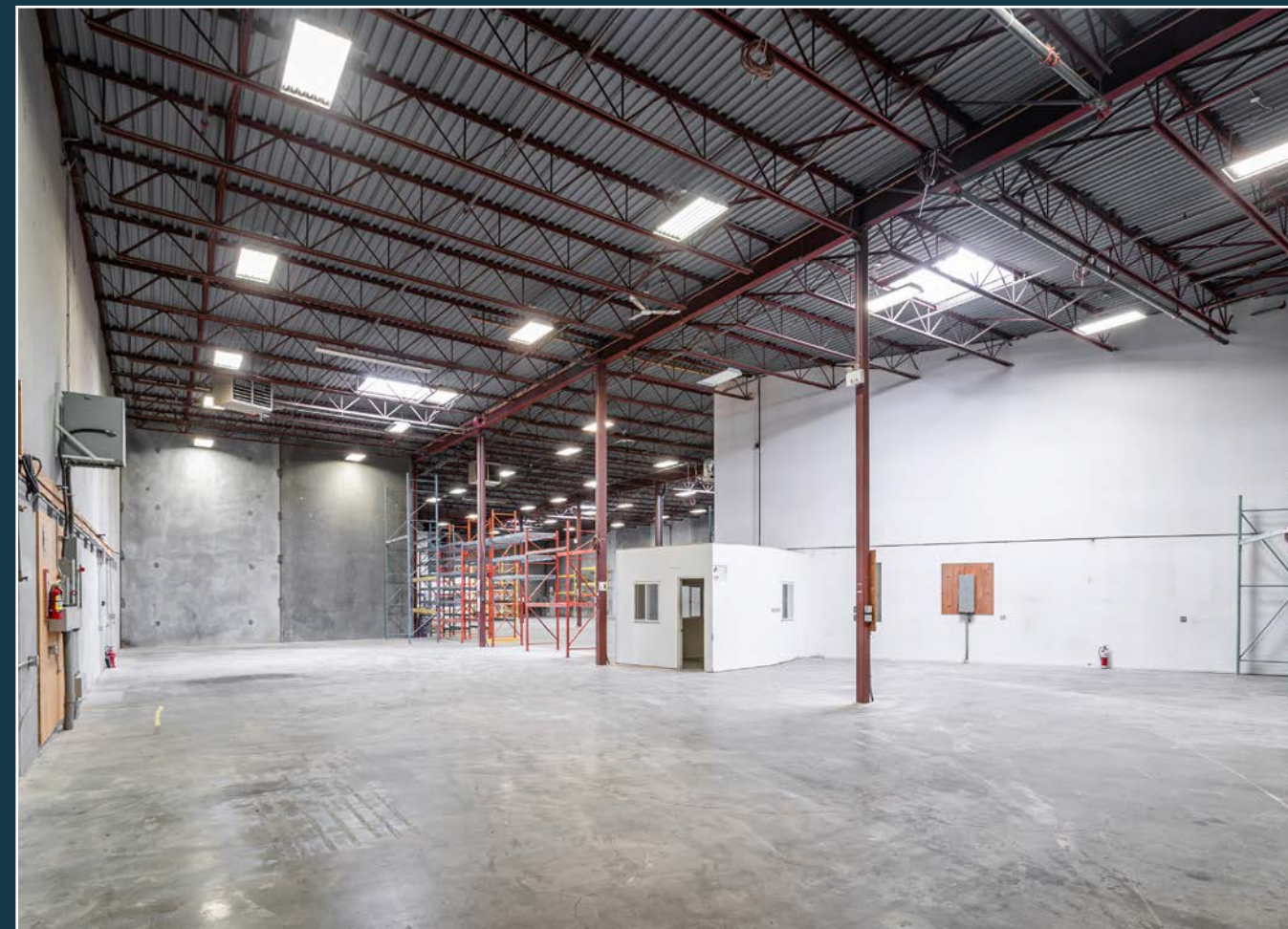
1463 Mustang Place



1467 Mustang Place



1463 MUSTANG PLACE





FOR MORE INFORMATION, PLEASE CONTACT:

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

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved. *Personal Real Estate Corporation