

FOR SALE

1463
MUSTANG PLACE
PORT COQUITLAM



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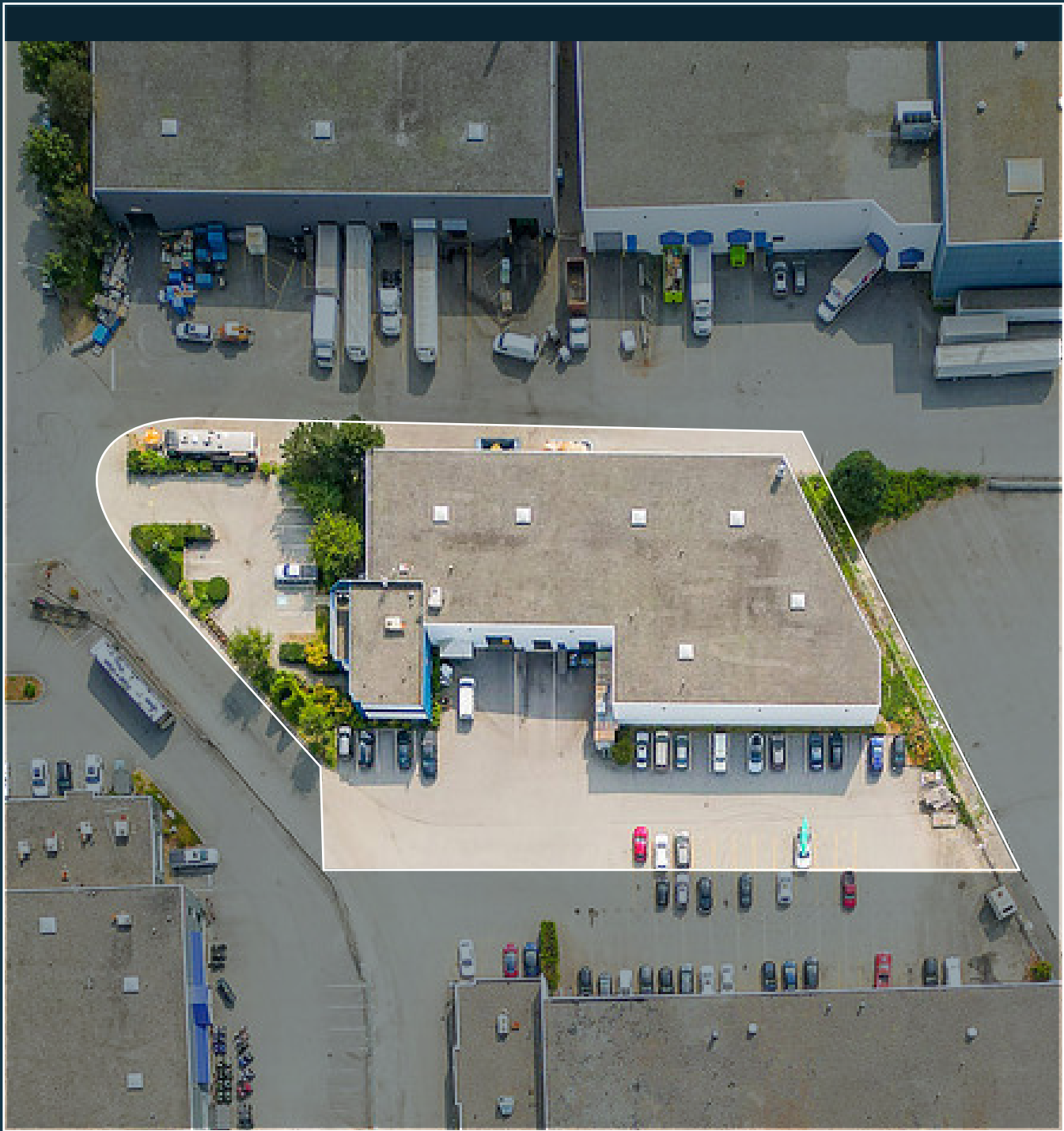
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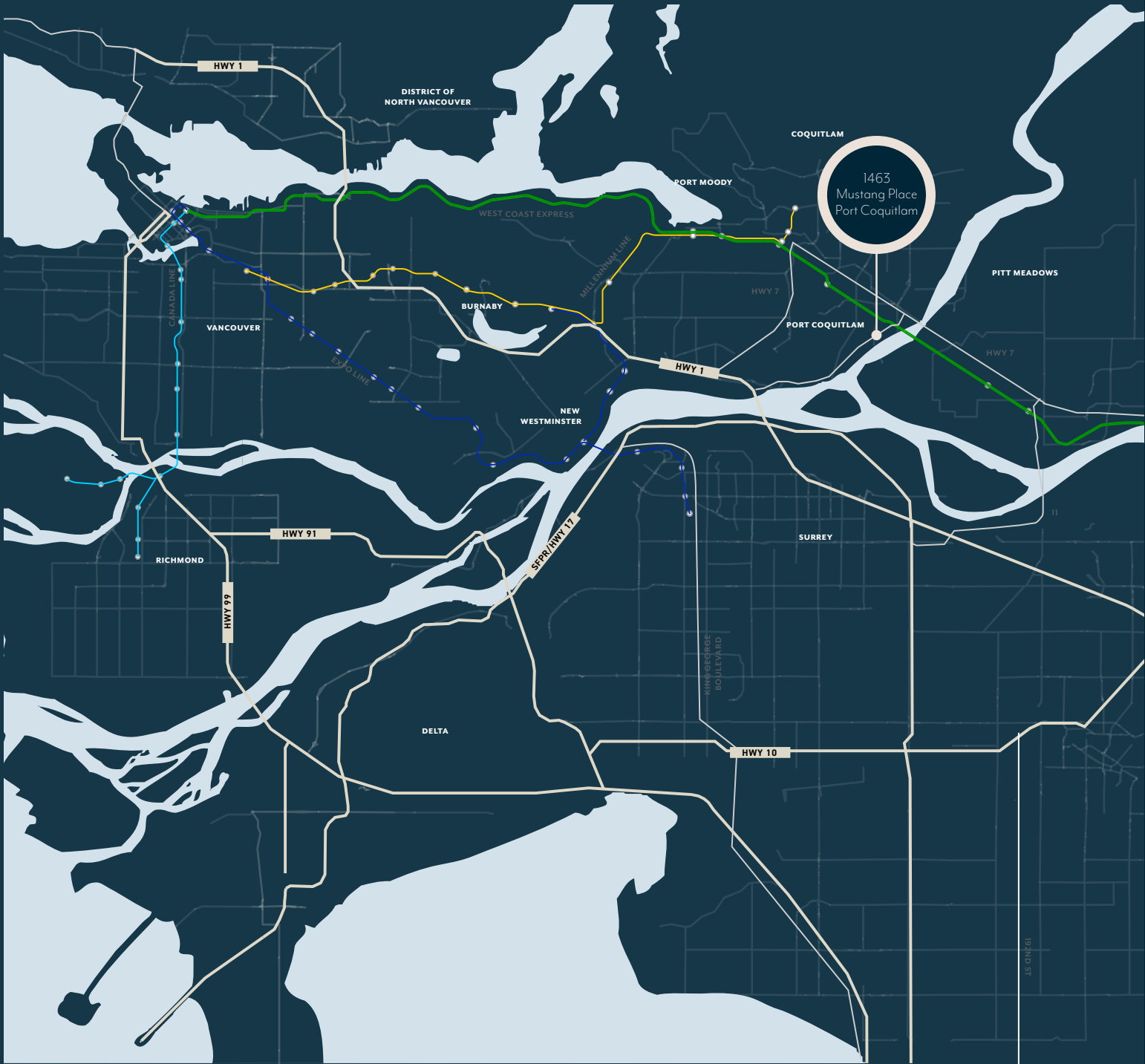
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OPPORTUNITY

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.



1463
MUSTANG
PLACE
20,898 SQ. FT.

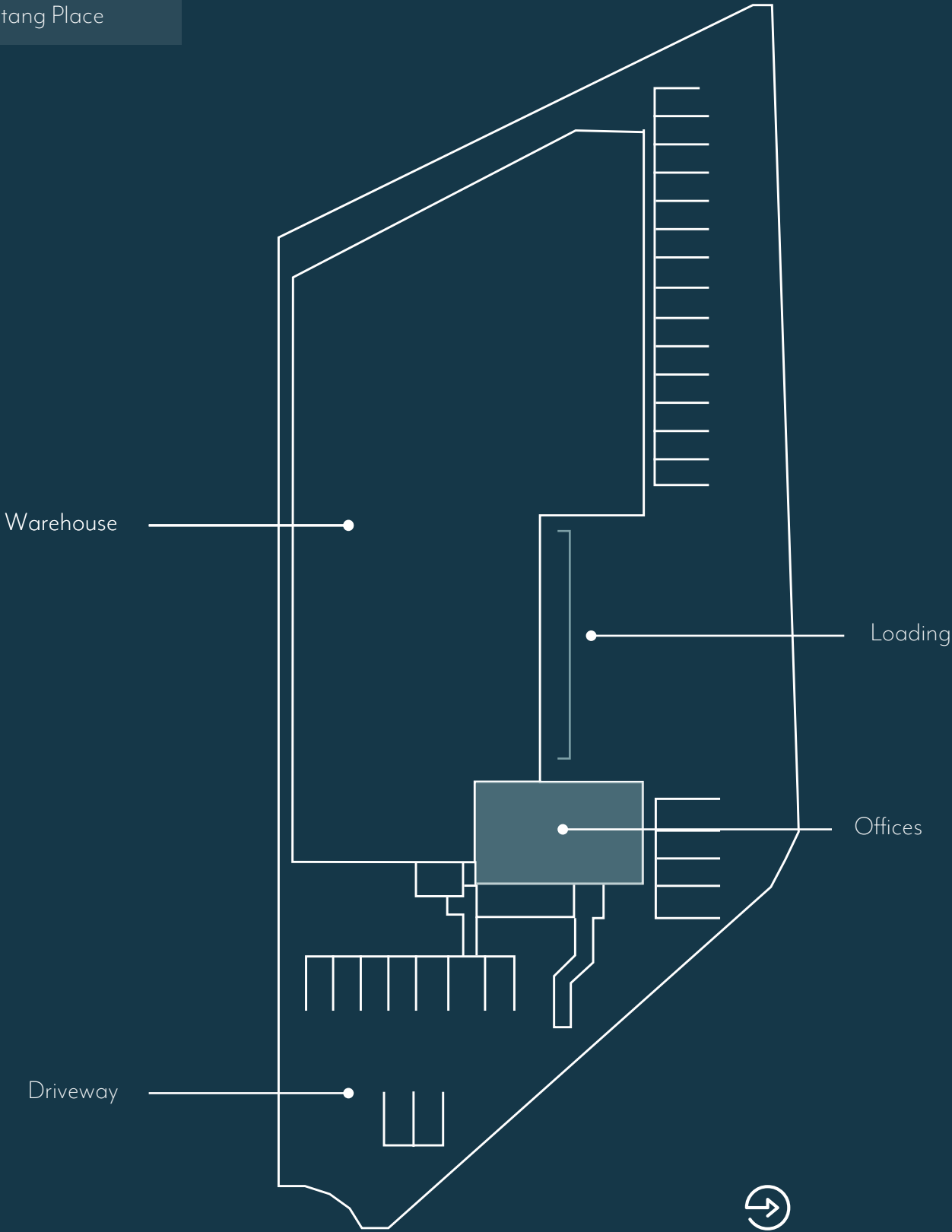
PROPERTY OVERVIEW

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

FLOOR PLAN

1463 Mustang Place





FOR MORE INFORMATION, PLEASE CONTACT:

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