

FOR LEASE | INDUSTRIAL
#305-306 - 204 CAYER STREET
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 7,416 SF Office/Warehouse with 2,250 SF Fenced Yard
- ▶ Dock and Grade Loading

Mackenzie Fraser
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Location

The property is located in a four-building complex between Cayer Street and Myrnam Street, just one block east of Schoolhouse Street and Lucille Star Way in Coquitlam. This central Coquitlam location is highly desirable due to its excellent connectivity to major transportation routes, with easy access to the Lougheed and Trans-Canada Highways via Schoolhouse Street or Brunette Avenue. The area is also a hub for dining, shopping, and entertainment, featuring popular nearby establishments such as Cactus Club Café, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.

Features

- ▶ 19' clear ceiling height
- ▶ 3-phase power
- ▶ 1 dock level loading door
- ▶ 2 grade level loading doors
- ▶ Forced-air gas warehouse
- ▶ 2 washrooms
- ▶ Bonus mezzanine storage
- ▶ Ample parking

Available Area

Ground floor office	1,392 SF
Warehouse	6,024 SF
Total	7,416 SF

Yard Area

2,250 SF (fenced)

Zoning

M-1 (Industrial)

Basic Lease Rate

\$19.95 PSF

Taxes & Operating Costs

\$8.95 PSF (2025 estimate)

Availability

Immediate



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