

FOR LEASE | INDUSTRIAL
#105 - 17 FAWCETT ROAD
COQUITLAM, BC



- ▶ **2,480 SF Office/Warehouse Unit with Grade Loading**
- ▶ **Central Location**

Mackenzie Fraser
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Location

The subject property is located off United Boulevard at the south end of Fawcett Road in the Cape Horn Business Park. The location provides convenient access to Highway 1 and Lougheed Highway. Downtown is 25 minutes by car and access to the Fraser Valley is minutes away via the Port Mann Bridge.

Available Space

Ground floor	1,949 SF
Second floor office	531 SF
Total	2,480 SF

Zoning

M2 (Industrial Business)

Features

- ▶ 20' ceiling
- ▶ 3-phase power
- ▶ Gas-fired unit heater
- ▶ Two washrooms
- ▶ Warehouse sink
- ▶ Fully HVAC offices
- ▶ Alarmed



Asking Lease Rate

\$20.00 PSF net

Additional Rent

\$6.40 PSF (2023 estimate)

Availability

June 1, 2023



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