

FOR SALE OR LEASE | INDUSTRIAL
#118 & 119 - 17 FAWCETT ROAD
COQUITLAM, BC



- ▶ **Two (2) Strata Units with River Views – 1,330 to 4,770 SF Available**
- ▶ **Unit 118: 1,330 SF Two-Level Office**
- ▶ **Unit 119: 3,440 SF Warehouse/Office**

Location

The subject property is located off United Boulevard at the south end of Fawcett Road in the Cape Horn Business Park. This 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.

Mackenzie Fraser

D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

FOR SALE OR LEASE | INDUSTRIAL #118 & 119 - 17 FAWCETT ROAD COQUITLAM, BC

Available Areas

| Unit | Warehouse | Office | Second Floor Office | Total | Property Tax (2025) | Strata Fees | Basic Rent | Asking Price |
|-------|-----------|----------|---------------------|----------|---------------------|-------------|-------------|--------------|
| 118 | — | 690 SF | 640 SF | 1,330 SF | \$6,446.46 | \$414.24 | \$15.00 PSF | \$628,999 |
| 119 | 926 SF | 1,237 SF | 1,277 SF | 3,440 SF | \$14,738.20 | \$1,362.10 | \$15.00 PSF | \$1,525,000 |
| Total | 926 SF | 1,927 | 1,917 | 4,770 | \$21,184.66 | \$1,776.00 | | \$2,153,999 |

Unit 118 Features

- ▶ Private offices
- ▶ Boardroom
- ▶ Kitchenette
- ▶ Washroom with shower
- ▶ Patio with view of the Fraser River

Unit 119 Features

- ▶ 2 grade level loading doors
- ▶ Front entrance/rear load configuration
- ▶ 18' ceilings
- ▶ 2 washrooms (1 with shower)
- ▶ Radiant tube heating (warehouse)
- ▶ Kitchenette
- ▶ Second floor office with mezzanine storage
- ▶ River views

Legal Description

Strata Lot 18 & 19 District Lots 20 & 21 Group 1 New Westminster District Strata Plan LMS1898

PIDs

023-036-168, 023-036-176

Zoning

M-2 (Industrial Business)

Taxes & Operating Costs (2026 Estimate)

Unit 118 – \$8.50 PSF

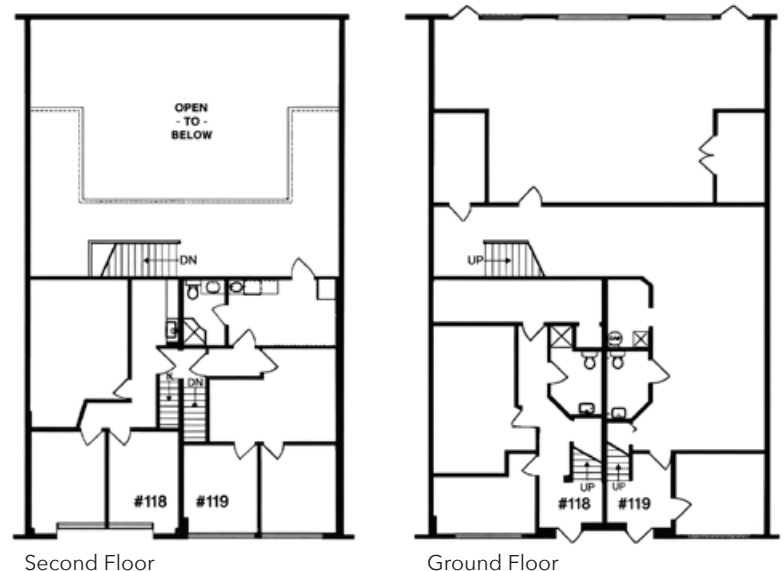
Unit 119 – \$9.00 PSF

Availability

Immediate



FLOOR PLANS



Not to scale