

FOR LEASE | INDUSTRIAL  
#119 - 17 FAWCETT ROAD  
COQUITLAM, BC



- ▶ **3,440 SF Warehouse/Office Unit**
- ▶ **Waterfront River View Unit**
- ▶ **Two Grade Level Loading Doors**

**Mackenzie Fraser**

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**#119 - 17 FAWCETT ROAD**  
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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. 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.

**Zoning**

M2 (Industrial Business)

**Features**

- ▶ 18' ceiling height
- ▶ 2 grade loading doors
- ▶ Radiant tube heating
- ▶ Kitchenette
- ▶ 2 washrooms (1 shower)
- ▶ River views

**Available Area**

Ground floor office/storage	1,237 SF
Second floor office/mezzanine	1,277 SF
Warehouse	926 SF
<b>Total</b>	<b>3,440 SF</b>

**Asking Basic Rent**

\$18.00 PSF per annum

**Additional Rent**

\$8.88 PSF per annum (2024 estimate)

**Availability**

Immediate



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