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





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

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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
Total	3,440 SF

# **Asking Basic Rent**

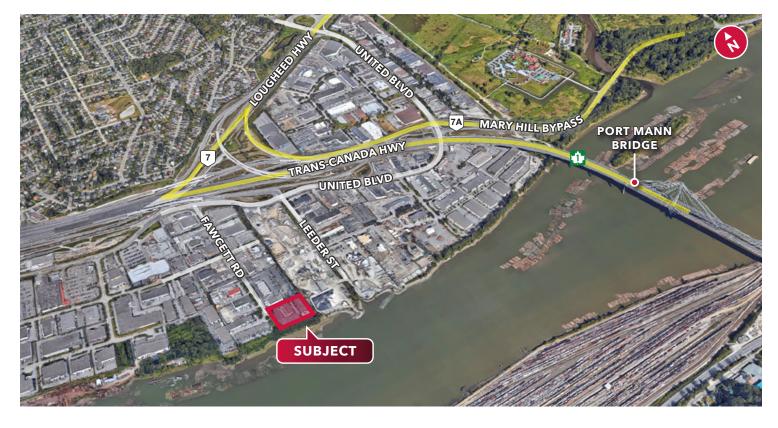
\$18.00 PSF per annum

# **Additional Rent**

\$8.88 PSF per annum (2024 estimate)

# **Availability**

Immediate



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