

FOR SALE | INDUSTRIAL
#340 & 341 - 17 FAWCETT ROAD
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Unit 340 – 2,840 SF Office/Warehouse Unit with Grade Loading
- ▶ Unit 341 – 3,450 SF Office/Warehouse Unit with Grade Loading
- ▶ Waterfront Strata Units

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

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#340 & 341 - 17 FAWCETT ROAD

COQUITLAM, BC

UNIT 340

Areas

Warehouse	870 SF
Ground floor office	985 SF
Second floor office	985 SF
Total	2,840 SF

Features

- ▶ 18' ceiling
- ▶ Grade level loading door
- ▶ 3-phase power
- ▶ 2 washrooms (1 up with shower, 1 down)
- ▶ Fully HVAC offices
- ▶ Boardroom
- ▶ 3 private offices
- ▶ Private waterfront patio

UNIT 341

Areas

Mezzanine office	1,259 SF
Main floor	2,191 SF
Total	3,450 SF

Features

- ▶ 18' ceilings
- ▶ Grade level loading
- ▶ Air-conditioned offices on 2 levels with separate zone controls
- ▶ Ground floor production and warehouse area
- ▶ 3 dedicated parking stalls
- ▶ Washroom
- ▶ Private waterfront patio

Unit	Strata Fees	Property Taxes (2023)	Asking Price	Availability
340	\$883.59	\$13,591.32	\$1,499,000	Immediate
341	\$1,049.80	\$15,261.94	\$1,799,000	Immediate

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.

Zoning

M2 (Industrial Business)



Unit 340



Unit 341



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