

FOR LEASE | INDUSTRIAL
#104 - 16 FAWCETT ROAD
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,936 SF Ground Floor Warehouse/Office Unit**
- ▶ **Central Location**
- ▶ **Four (4) Reserved Parking Stalls**

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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Location

The subject property is located just south of United Boulevard with easy access to Highway 1, Lougheed Highway and the Mary Hill Bypass. Downtown is 25 minutes by car and access to the Fraser Valley is minutes away via the Port Mann Bridge.

Features

- ▶ 20' ceiling height
- ▶ Grade level loading door
- ▶ Fully sprinklered
- ▶ Gas fired unit heater
- ▶ Four (4) reserved parking stalls
- ▶ 3-phase power
- ▶ Kitchenette
- ▶ Washroom



Available Area

Warehouse	1,323 SF
Office	613 SF
Total	1,936 SF

Zoning

M-2 (Industrial Business)

Asking Lease Rate

\$19.95 PSF net

Taxes & Operating Costs

\$11.37 PSF (2026 estimate)

Availability

November 1, 2026



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