

FOR LEASE | INDUSTRIAL
#109 - 42 FAWCETT ROAD
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,055 SF Office/Warehouse Unit**
- ▶ **Grade Loading**
- ▶ **Central Location**

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Location

The subject property is located to the south of United Boulevard on the west side of Fawcett Road. 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.

Features

- ▶ 18' ceiling
- ▶ Grade level loading door
- ▶ 3-phase power
- ▶ Gas-fired unit heater
- ▶ 2 washrooms (1 up & 1 down)
- ▶ Fully HVAC offices
- ▶ Kitchenette
- ▶ Alarmed
- ▶ Air recirculator
- ▶ White-washed warehouse walls
- ▶ Upgraded LED lighting

Available Area

| | |
|---------------------|-----------------|
| Warehouse | 1,305 SF |
| Ground floor office | 600 SF |
| Second floor office | 680 SF |
| Mezzanine storage | 470 SF |
| Total | 3,055 SF |

Zoning

M2 (Industrial Business)

Asking Lease Rate

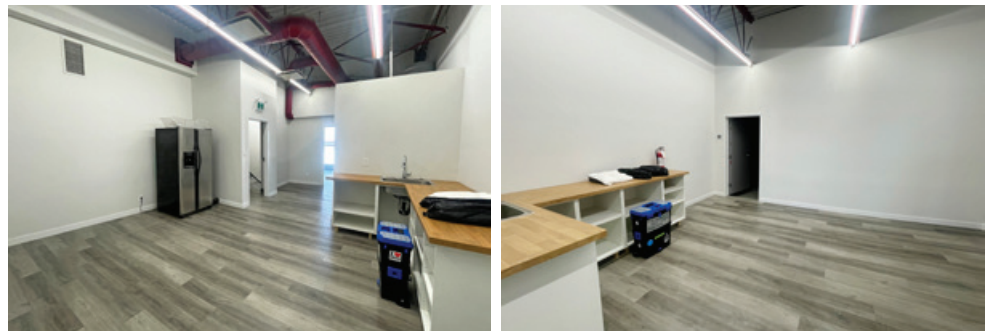
\$18.50 PSF net

Additional Rent (2023)

\$5.93 PSF

Availability

Immediate



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