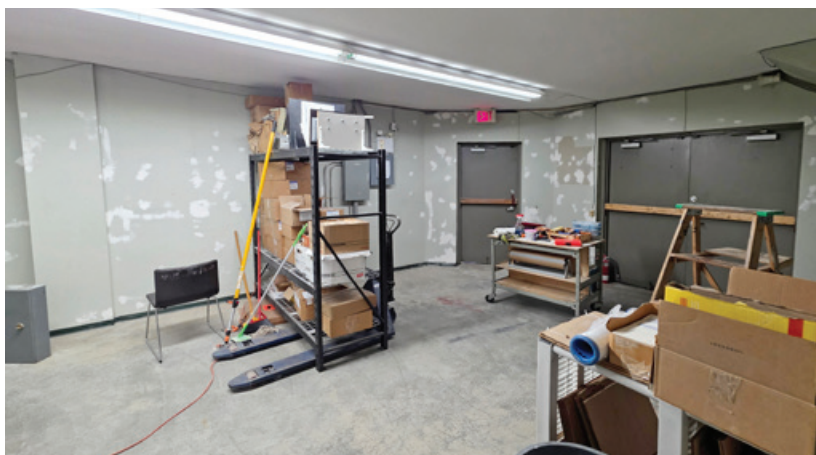


FOR SALE OR LEASE | INDUSTRIAL  
**UNIT 9 - 62 FAWCETT ROAD**  
COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **1,406 SF Office/Warehouse Strata Unit**
- **Cape Horne Corporate Centre**

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UNIT 9 - 62 FAWCETT ROAD  
COQUITLAM, BC

**Location**

The subject property is strategically located in the Cape Horn industrial area of Coquitlam, just south of United Boulevard, offering excellent access to Highway 1, the Lougheed Highway, and the Mary Hill Bypass. Downtown Vancouver is approximately a 25 to 30-minute drive away. Situated within the Cape Horne Corporate Centre, the property benefits from strong connectivity throughout the Lower Mainland and proximity to a wide range of amenities, with neighbouring businesses including Home Depot, Natural Factors, IKEA, The Brick, and the Great Canadian Casino.

**Zoning**

M1 (Industrial)

**Features**

- ▶ Air conditioned office area
- ▶ Gas-fired heater in warehouse
- ▶ Grade level loading
- ▶ One (1) bathroom
- ▶ 9' ceilings
- ▶ Gated complex
- ▶ Ample parking



**Available Area**

Main floor office/storage warehouse	702 SF
Second floor office	704 SF
<b>Total</b>	<b>1,406 SF</b>

**Basic Lease Rate**

\$22.75 PSF or \$2,665.54 per month

**Taxes & Operating Costs**

\$9.59 PSF or \$1,123.63 per month (2025)

**Total Rent**

\$3,789.17 per month plus GST and utilities

**Property Taxes**

\$8,146.08 (2025)

**Asking Price**

\$737,000

**Availability**

Immediate

