

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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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
Total	1,406 SF

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

STRATA PLAN

