

UNIT 106 7 KING EDWARD STREET
COQUITLAM, BC
FRASER MILLS BUSINESS CENTRE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**PREMIUM BEEDIE-BUILT 11,703 SF
INDUSTRIAL STRATA UNIT **FOR LEASE****

Dock & Grade Loading
Pacific Reach Business Park

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

UNIT 106 7 KING EDWARD STREET

COQUITLAM, BC

The Opportunity

Position your business in one of Metro Vancouver’s premier industrial developments. This modern Beedie-built industrial strata unit offers 11,703 SF of high-quality warehouse and mezzanine space within Fraser Mills Business Centre, a professionally developed business park strategically located in Coquitlam.

The unit features functional dock and grade loading, 28-foot clear warehouse ceilings, ESFR sprinklers, concrete tilt-up construction, and a full concrete mezzanine. Immediate access to Highway 1, Highway 7 and the Port Mann Bridge provides excellent connectivity throughout Metro Vancouver and the Fraser Valley, making the property well suited for warehousing, manufacturing, distribution, service commercial and other industrial users.

Property Features

- » Concrete tilt-up construction
- » Beedie-built industrial strata unit
- » 28’ clear warehouse ceiling height
- » 15’ clear mezzanine ceiling height
- » 10’ clear height beneath mezzanine
- » ESFR sprinkler system
- » Two-piece accessible washroom
- » 11 dedicated parking stalls
- » Electric vehicle charging wiring in place
- » LED warehouse lighting
- » Ceiling fans
- » One (1) dock loading door (~ 8’ x 10’)
- » Automatic dock leveler
- » Dock bumpers
- » Dock awning
- » One (1) grade loading door (~ 12’ x 14’)
- » Automatic overhead door
- » Approximately 100’ truck court depth
- » Three-phase, 200 Amp, 600 Volt electrical service
- » Forced-air heating
- » Skylights providing natural light



Salient Details

Strata Lot Size

Mezzanine	2,610 SF
Warehouse	9,903 SF
Total	11,703 SF

Zoning

CD-1 - Comprehensive Development Zone-1 ([view bylaw](#))

Basic Rent

\$19.95 PSF

Additional Rent

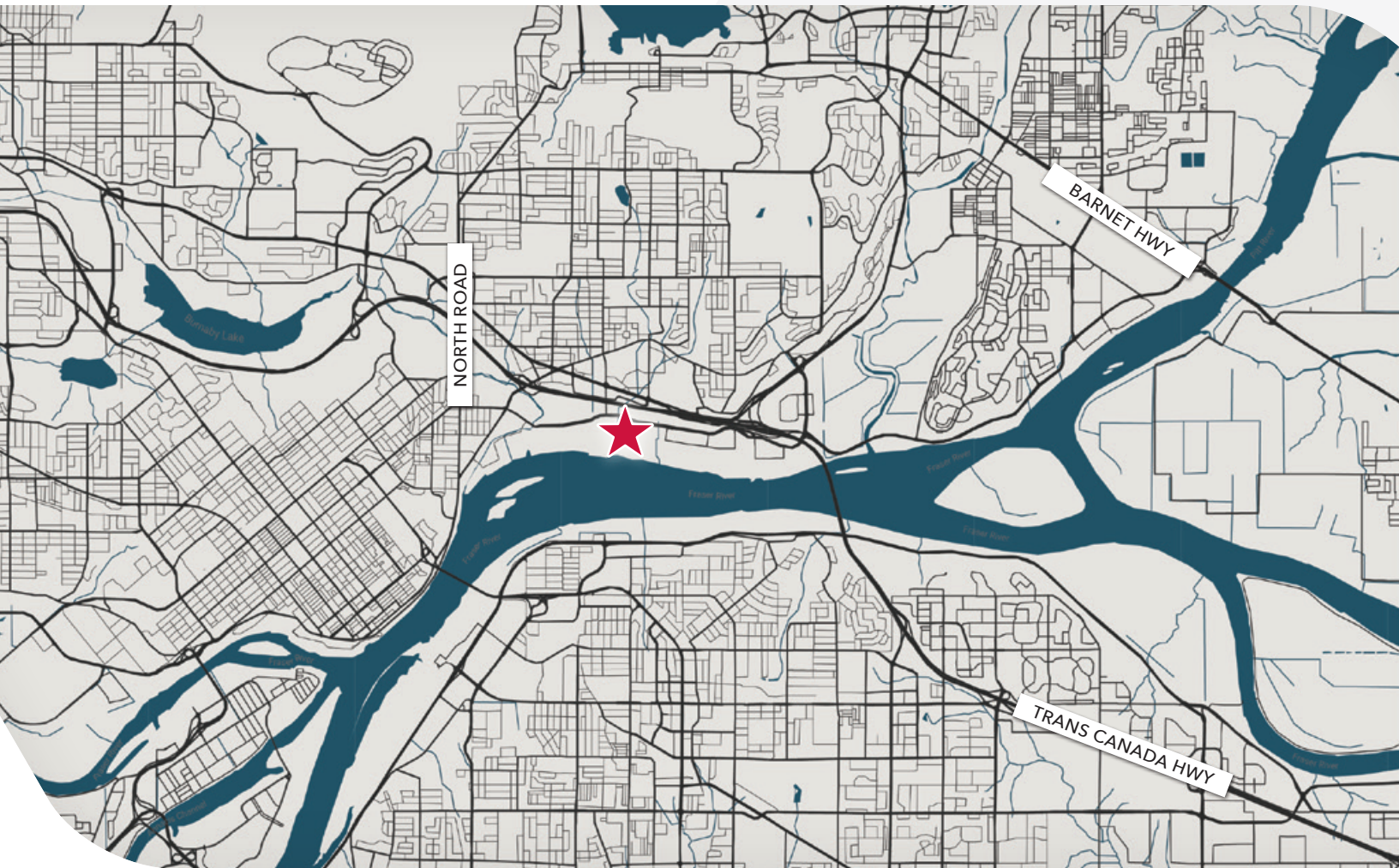
TBD

Availability

Immediately

UNIT 106 7 KING EDWARD STREET

COQUITLAM, BC



Drive Times



Trans-Canada Highway
5 min | 2.2 km



Highway 15
20 min | 17.1 km



Langley
32 min | 28.3 km



Port Mann Bridge
8 min | 5.0 km



Vancouver Intl. Airport
52 min | 30.4 km



Blaine Border Crossing
51 min | 33.9 km



Delta
44 min | 47.5 km



Golden Ears Bridge
22 min | 20.6 km



Fraser Surrey Docks
32 min | 13.5 km

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 804, E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

