

#1-4 - 211 **SCHOOLHOUSE STREET**
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PRICE
REDUCED**



INDUSTRIAL **FOR SALE OR LEASE**

Four Industrial Strata Units Totalling 12,539 SF

Dock and Grade Loading

Potential Demising Options

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CELEBRATING OVER
50
YEARS IN VANCOUVER

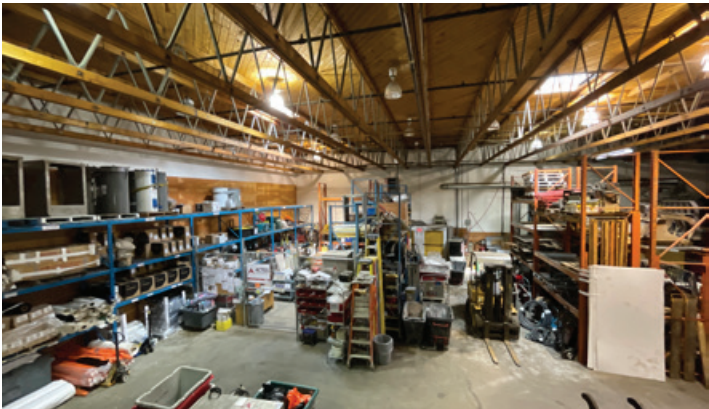
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Location

The subject property is on the east side of the four lane Schoolhouse Street off Lucille Star Drive midway between the Lougheed Highway and Brunette Avenue. This is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and Schoolhouse Street has direct access to Highway 1 eastbound at Lougheed Highway.

Features

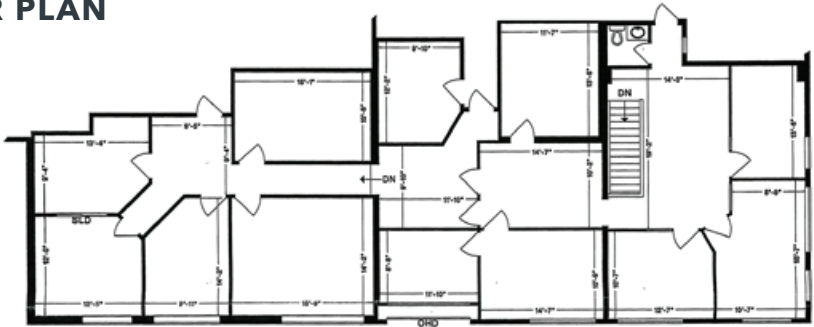
- » 18' ceilings
- » Fenced yard at east of building
- » 1 dock level loading door
- » 1 grade level loading door
- » 2 additional dock positions
- » Sprinklered
- » Warehouse skylights
- » 3-phase power
- » HVAC offices
- » High quality office finish
- » Private offices and open concept areas
- » Boardroom
- » Kitchenette and lunchroom
- » Central location
- » Demising options - contact listing agents



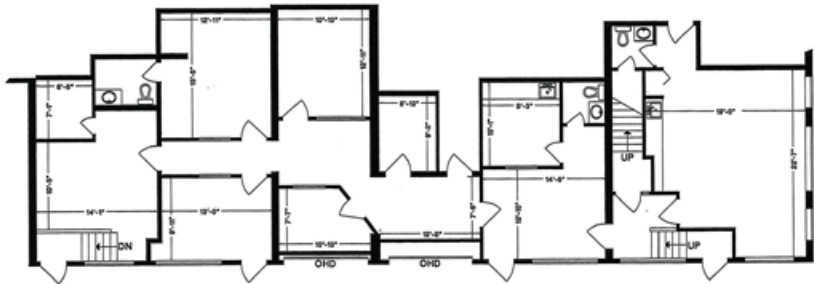
Salient Details

Legal Description	SL 1-4 DL 47 GP1 NWD PL NW1893	
	PID: 002-827-093, 002-827-107, 002-827-115, 002-827-140	
Building Size	Ground floor office	2,360 SF
	Second floor office	2,902 SF
	Mezzanine	525 SF
	Warehouse	6,782 SF
	Total	12,539 SF
Zoning	M2 (Industrial Business)	
Strata Fees	\$1,363.55 (2025)	
Property Taxes	\$75,105.35 (2025)	
Asking Price	\$7,050,000 \$6,650,000	
Basic Lease Rate	\$20.00 PSF	
Additional Rent	\$7.30 PSF (2025 estimate)	

OFFICE FLOOR PLAN



MEZZANINE



GROUND FLOOR

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Drive Times



Lougheed Highway
2 min | 0.7 km



Port Mann Bridge
5 min | 3.5 km



Downtown Vancouver
25 min | 24 km



Trans-Canada Highway
3 min | 1 km



Port Kells
13 min | 15 km



Canada/U.S. Border
35 min | 34 km

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