

#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

Steve Caldwell

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CELEBRATING OVER

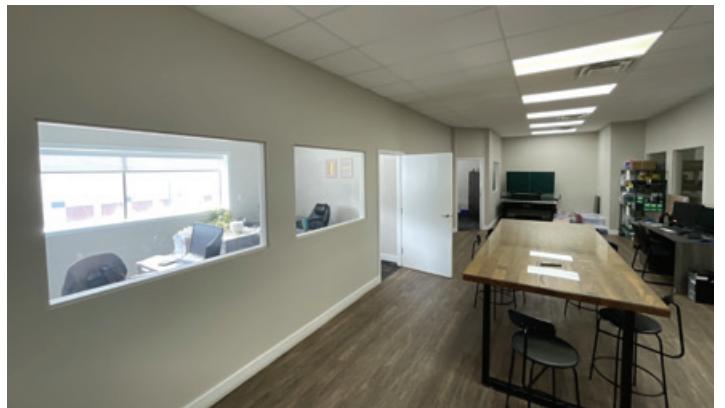
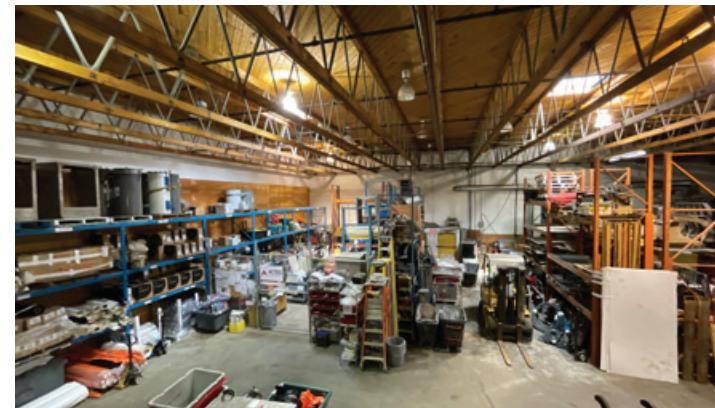


Location

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

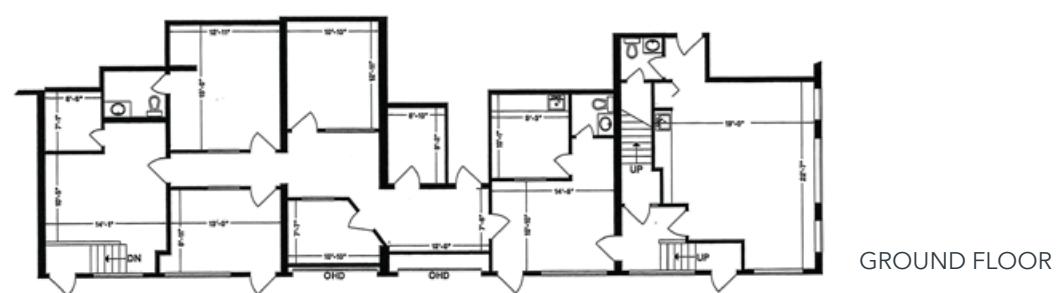
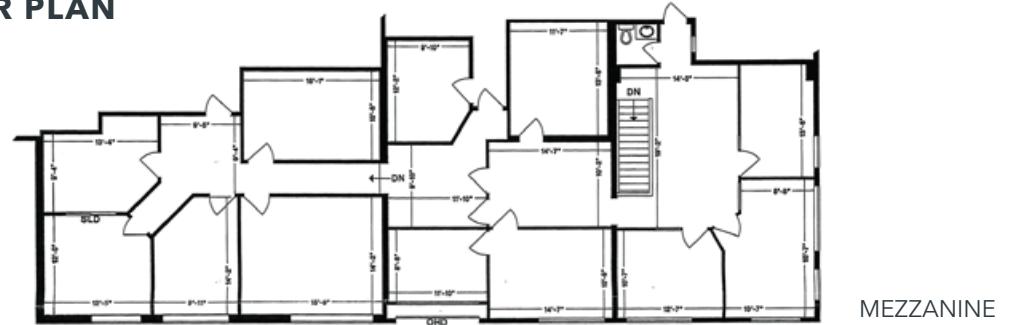
- » 18' ceilings
- » Fenced yard at east of building
- » 1 dock level loading door
- » 1 grade level loading door
- » 2 additional dock positions
- » Sprinklered
- » Warehouse skylights
- » 3-phase power
- » HVAC offices
- » High quality office finish
- » Private offices and open concept areas
- » Boardroom
- » 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	<table border="1"> <tbody> <tr> <td>Ground floor office</td> <td>2,360 SF</td> </tr> <tr> <td>Second floor office</td> <td>2,902 SF</td> </tr> <tr> <td>Mezzanine</td> <td>525 SF</td> </tr> <tr> <td>Warehouse</td> <td>6,782 SF</td> </tr> <tr> <td>Total</td> <td>12,539 SF</td> </tr> </tbody> </table>	Ground floor office	2,360 SF	Second floor office	2,902 SF	Mezzanine	525 SF	Warehouse	6,782 SF	Total	12,539 SF
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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



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COQUITLAM, BC



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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