

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

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## INDUSTRIAL **FOR SALE**

Four Industrial Strata Units Totalling 12,539 SF

Dock and Grade Loading

Potential Demising Options

**Steve Caldwell**

Personal Real Estate Corporation

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com

**Mackenzie Fraser**

D 604.630.3386 C 604.671.9441

mackenzie.fraser@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER

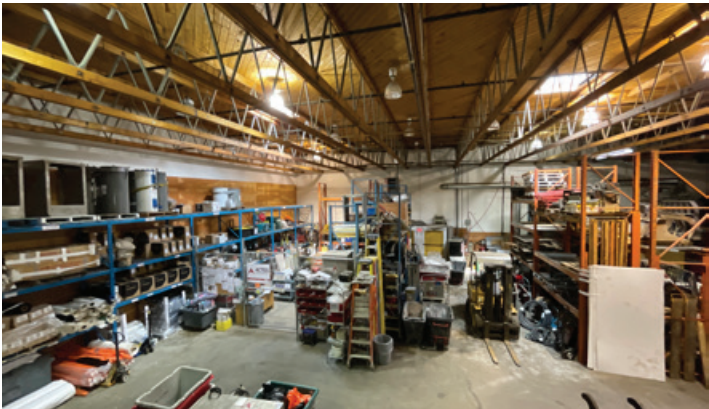
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Location

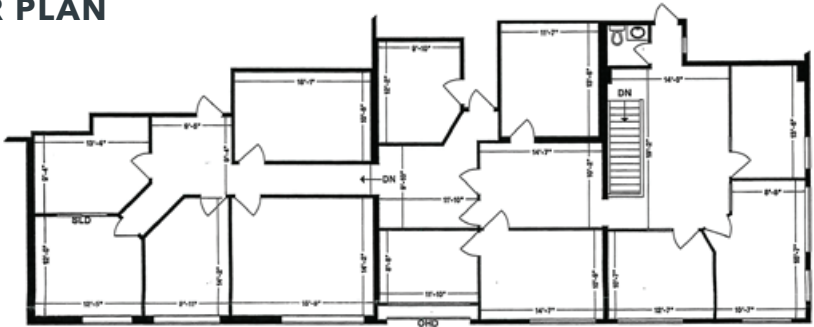
The subject property is on the east side of the four lane Schoolhouse Street off Lucille Star Drive midway between the Lougheed Highway and Brunette Avenue. This is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and Schoolhouse Street has direct access to Highway 1 eastbound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

Features

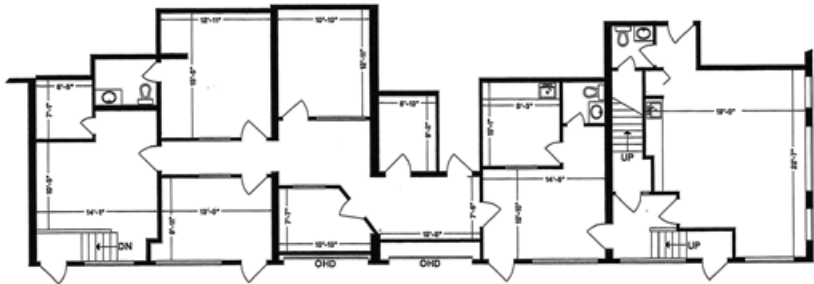
- » 18' ceilings
- » Fenced yard at east of building
- » 1 dock level loading door
- » 1 grade level loading door
- » 2 additional dock positions
- » Sprinklered
- » Warehouse skylights
- » 3-phase power
- » HVAC offices
- » High quality office finish
- » Private offices and open concept areas
- » Boardroom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



OFFICE FLOOR PLAN



MEZZANINE



GROUND FLOOR

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	\$1,363.56 (2025)		
Property Taxes	\$72,423.71 (2024)		
Asking Price	\$7,050,000		



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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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475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

