

FOR LEASE | INDUSTRIAL/RETAIL
1315 UNITED BOULEVARD
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **12,507 SF Large-Format Retail Showroom**
- ▶ **Dock and Grade Loading**
- ▶ **Excellent Exposure to Highway 1**

Sean Ogilvie

D 604.630.3402 C 604.218.7326
sean.ogilvie@lee-associates.com

Sebastian Espinosa*

D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Rajan Hundal

D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

**Personal Real Estate Corporation*



Available Area

12,507 SF plus small mezzanine

Loading

1 dock and 1 grade level loading bay

Ceiling Heights

Approximately 22'

To be confirmed if important

Zoning

B-1 (Business Enterprise) – allows a wide range of retail, commercial, recreational, and industrial uses.

Basic Rent

From \$22.00 PSF

Additional Rent (2026 Estimate)

\$7.18 PSF (plus management fee equal to 4% of basic rent)

Availability

August 1, 2026

Opportunity

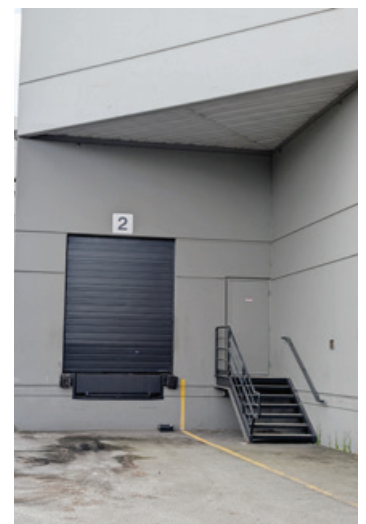
Lee & Associates presents the opportunity to locate your business in the rapidly growing Fraser Mills area of South Coquitlam. With exceptional access via Lougheed Highway and Highway 1, this premier location is ideal for destination and specialty retailers. The surrounding trade area is home to established national retailers including IKEA, Home Depot, The Brick, Princess Auto, KMS Tools, Lee Valley Tools, and many more.

Current Layout

Previously occupied by Coast Appliances, this building is well suited for a large-format retail showroom. The premises include a staff lunchroom, separate men's and women's washrooms, a manager's office, rear storage area, and a rear mezzanine, which is not included in the rentable area.

Features

- ▶ Large "feature" entrance
- ▶ Pylon signage
- ▶ Exceptional drive times
- ▶ Highway 1 exposure
- ▶ Dock and grade loading
- ▶ Central location
- ▶ Good parking



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