

**FOR LEASE**

11,703 SF

# UNIT 106

7 KING EDWARD ST,  
COQUITLAM, BC



# PROPERTY FEATURES



## YEAR BUILT

2025



## UNIT SIZE

11,703 SF



## WAREHOUSE

9,093 SF



## MEZZANINE

2,610 SF



## CLEAR HEIGHT

28'



## FLOOR LOAD:

Ground Floor: 500LBS/SF  
Mezzanine: 100LBS/SF



## POWER

3-Phase, 200A  
at 347/600V



## SPRINKLER

ESFR Sprinklers



## LOADING:

1 Dock & 1 Grade



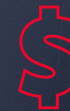
## PARKING

11 Dedicated Stalls



## ADDITIONAL RENT (2025 est.)

\$6.19 PSF



## BASIC RENT

\$20.00 PSF

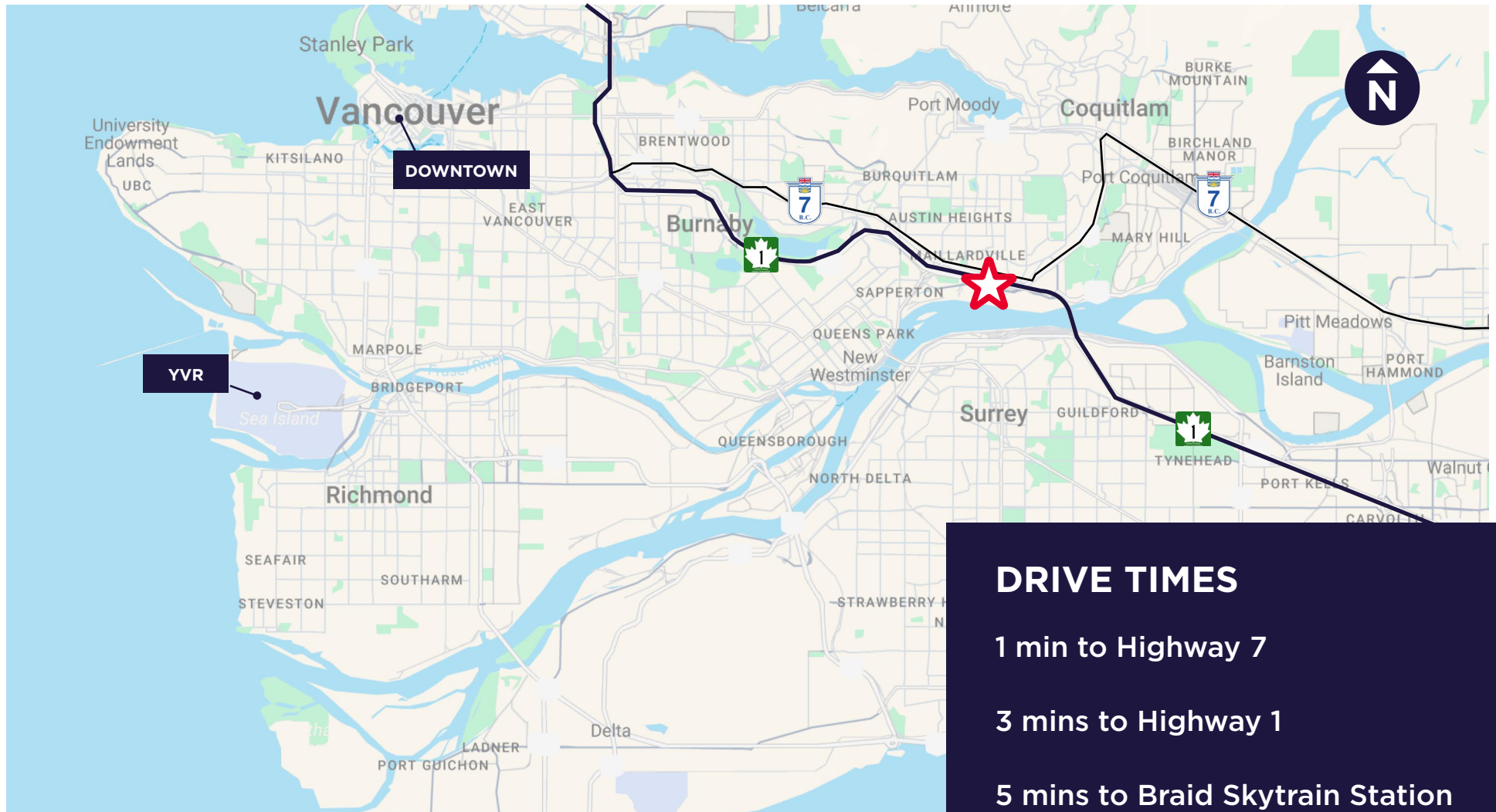


## ZONING:

CD-1 (Light Industrial/Business Park)

Contact listing agents for  
further details.

# LOCATION



## DRIVE TIMES

1 min to Highway 7

3 mins to Highway 1

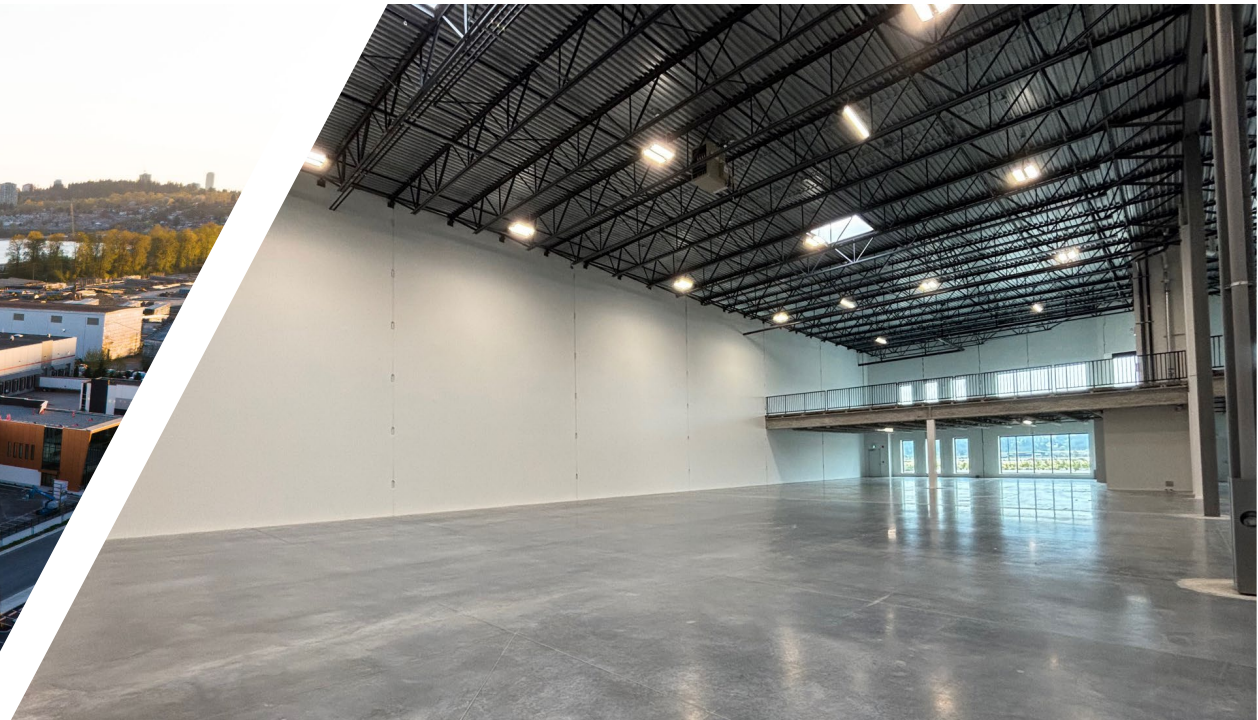
5 mins to Braid Skytrain Station

9 mins to Coquitlam Centre

25 mins to Downtown Vancouver

30 mins to YVR Airport

Strategically located at 7 King Edward Street in Coquitlam, BC, the Fraser Mills Business Centre offers exceptional connectivity for businesses and visitors alike. With immediate access to Highway 1 and Highway 7, and just minutes from the Port Mann Bridge, this prime location ensures seamless travel across Metro Vancouver and beyond.

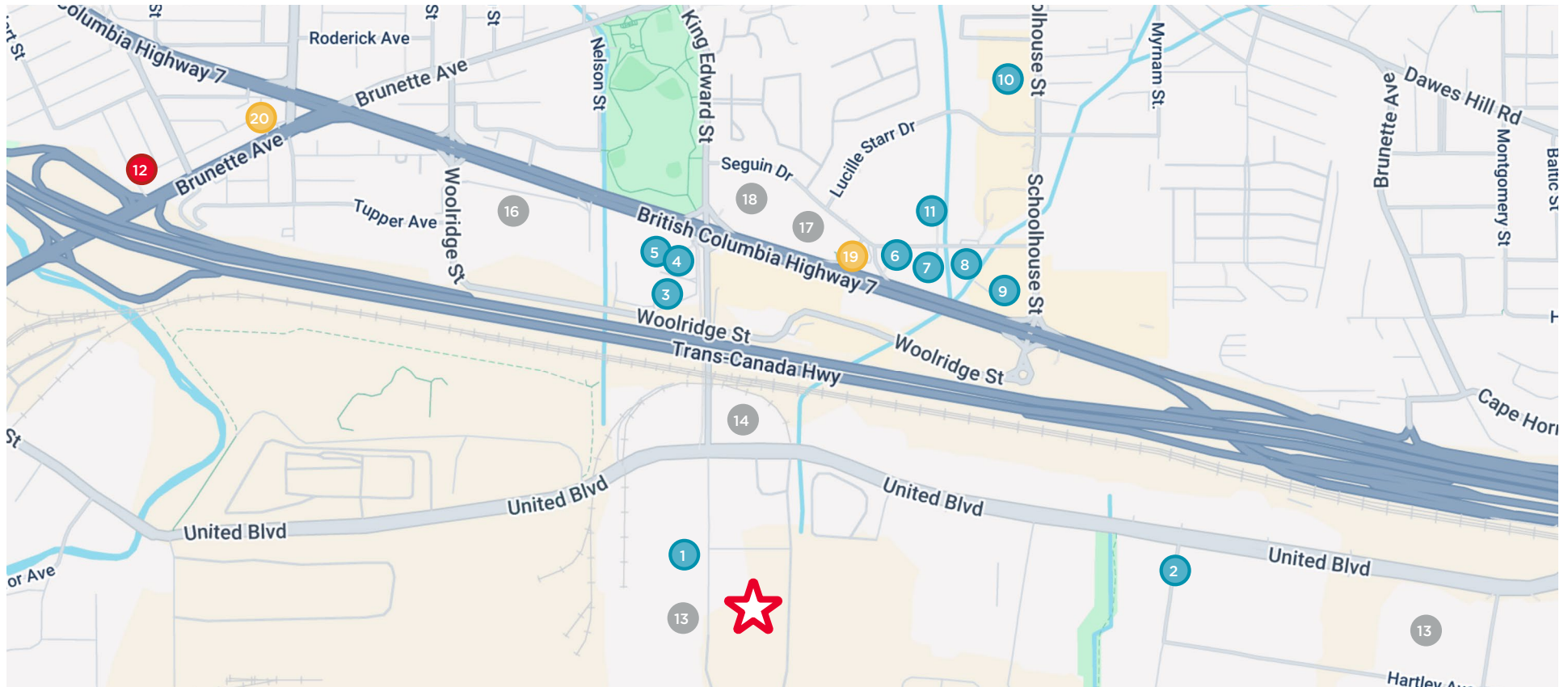


“

New, move-in ready shell unit located in Beedie's Fraser Mills Business Centre — Coquitlam's landmark waterfront community. Ideal for businesses seeking modern industrial space in a dynamic, master-planned environment.

”

# LOCAL AMENITIES



## Restaurants

1. Olivier's La Boulangerie
2. Tim Hortons
3. McDonald's
4. Ayam Zaman
5. Fatburger

6. A&W Canada
7. Starbucks
8. Subway
9. Wendy's
10. I Love Sushi
11. SH Shawarma House

## Hotels

12. SureStay Plus

## Retail

13. Inno Foods
14. The Brick
15. The Home Depot

16. IKEA
17. Staples
18. Canadian Tire

## Other

19. Mobil
20. Petro-Canada

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