

ASKING \$19.50 PSF



For Lease

43 Schooner Street

Coquitlam, BC

70,399 SF Industrial Facility Located in the Pacific Reach Market
Located off United Boulevard and the Trans-Canada Highway

CBRE



Opportunity

43 Schooner Street offers approximately 70,399 SF of industrial space within the established Pacific Reach submarket of Coquitlam, situated just off United Boulevard. This property features 3,415 SF of ground floor office, 9,093 SF of second floor office and 57,891 SF of warehouse area, with dock and grade loading.

Located south of major thoroughfares within Metro Vancouver, including the Trans-Canada Highway and Lougheed Highway, the property presents excellent access and convenience across the Lower Mainland. The area neighbours the master-planned community of Fraser Mills and is home to many national and international big-box retail, manufacturing, and warehousing businesses, such as: Canada Post, IKEA, The Brick, Leon's Furniture, and Value Village.

Property Details

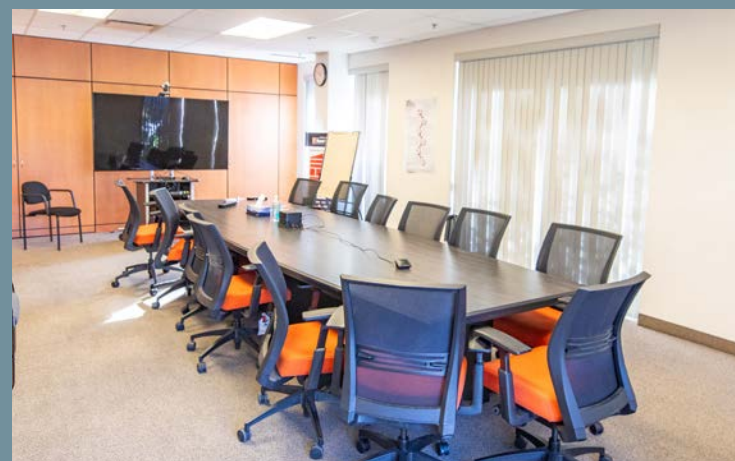
Available Space
70,399 SF (approx.)

Availability
February 1, 2026

Asking Lease Rate
\$19.50 PSF

Additional Rent
\$6.58 PSF (2025 est.)

Zoning
M-2 (Industrial Business)



Space Features



Construction
Tilt-up concrete



Electrical Service
600 amps, 3-phase power



Parking
75 car parking stalls
(approx.)



Loading
9 dock loading doors and
2 grade loading doors



Sprinkler System
Fully sprinklered



Office
Improved office space across
two levels including private and
open offices, reception area,
a large meeting room,
and a large lunchroom



Ceiling Height
28' clear



HVAC
Gas-fired unit heaters



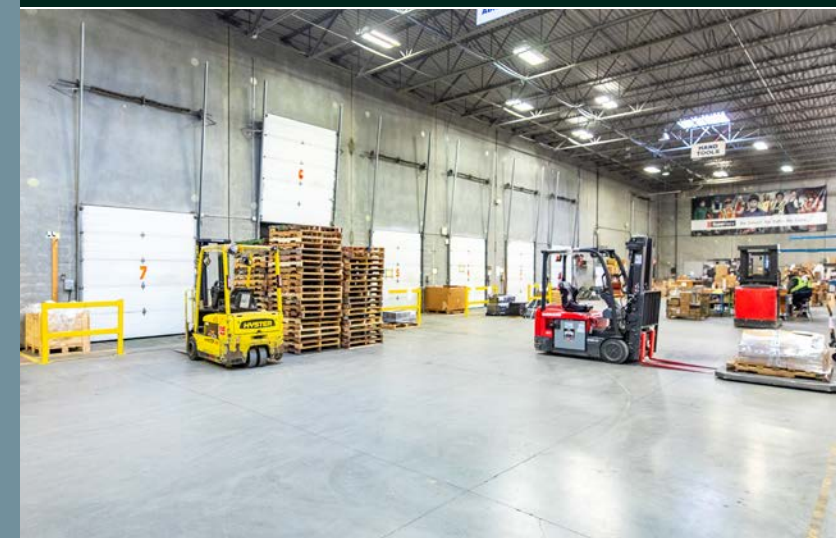
Lighting
Fluorescent lighting



Elevator
Passenger elevator access in
building



Floor Load
500 lbs PSF in warehouse



Building Plan



Area Breakdown

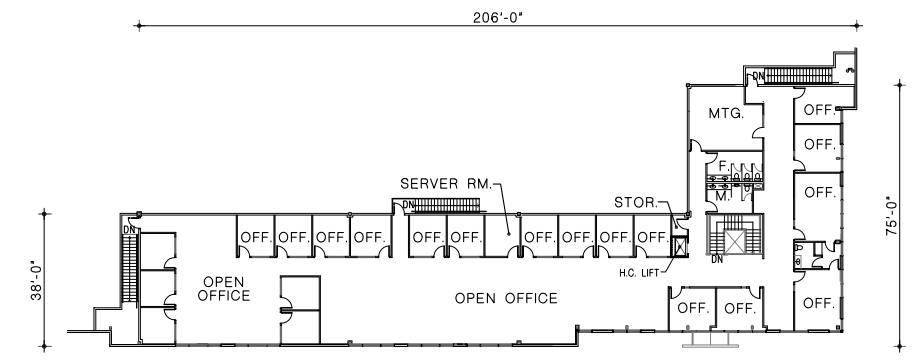
Ground Floor Office	3,415 SF
Second Floor Office	9,093 SF
Warehouse	57,891 SF
Total	70,399 SF

Legend

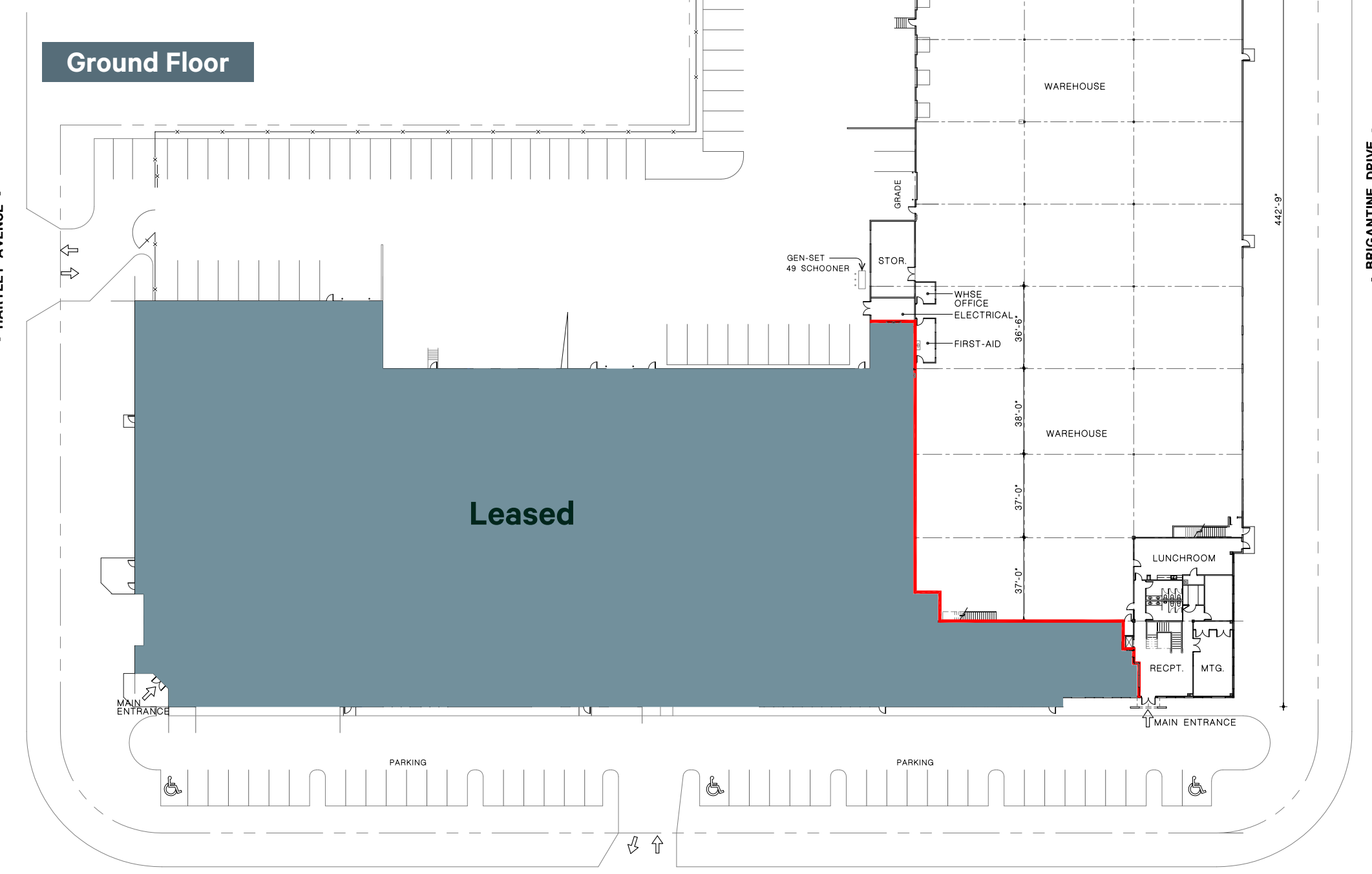
- Leased
- Proposed Demising Line



Second Floor



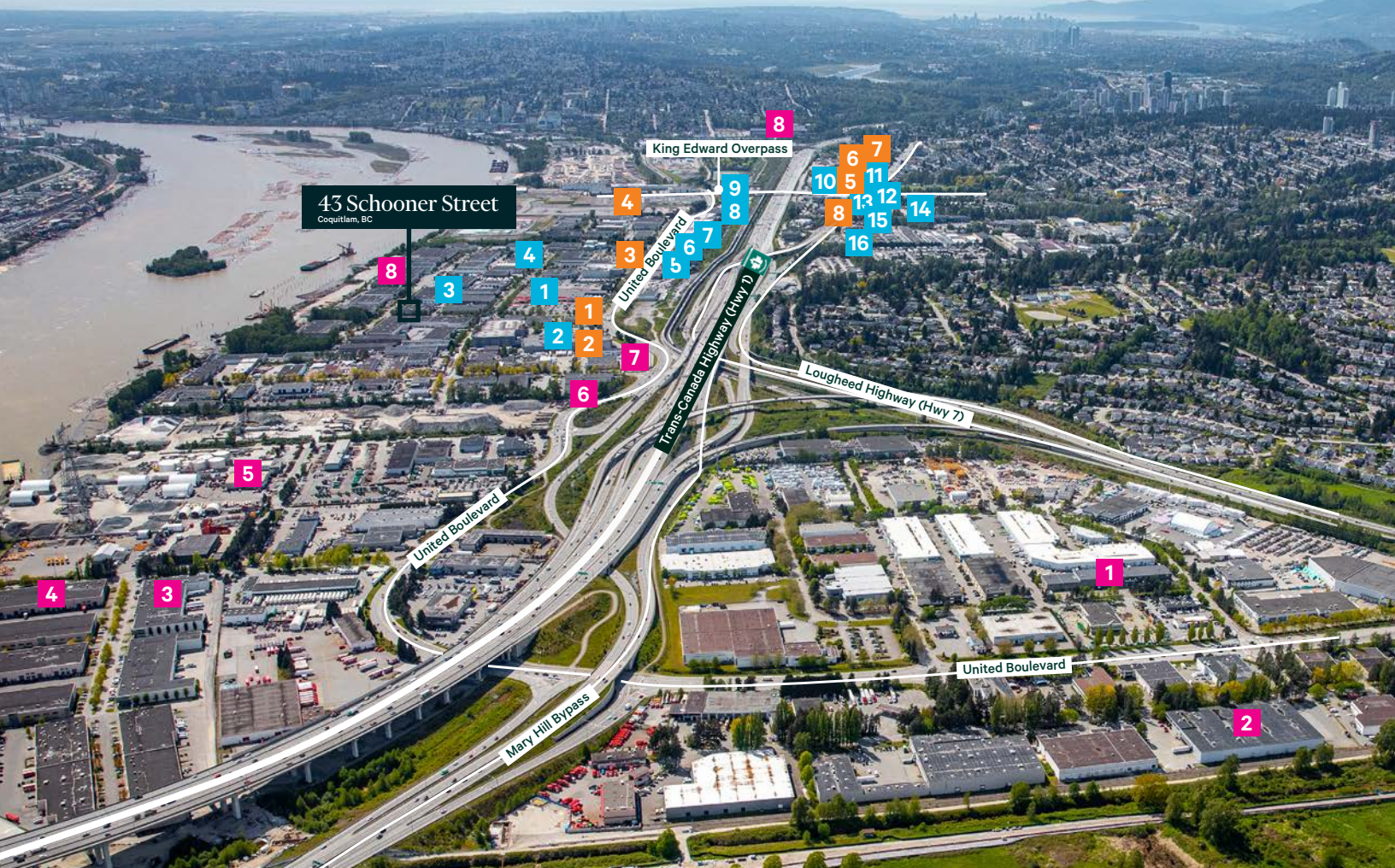
Ground Floor



- HARTLEY AVENUE -

- BRIGANTINE DRIVE -

- SCHOONER STREET -



Neighbouring Businesses

- 1** MBS Studios
- 2** Uni-Select
- 3** The Oppenheimer Group
- 4** KLONDIKE
- 5** Lafarge Canada
- 6** Maple Leaf Self Storage
- 7** Leavitt Machinery Training Centre
- 8** Amazon

Restaurants & Cafes

- 1** Triple O's
- 2** Gordon Ramsay Burger
- 3** Tim Hortons
- 4** Olivier's La Boulangerie
- 5** McDonald's
- 6** My Greek Taverna
- 7** Woody's Pub on Brunette
- 8** Browns Socialhouse

Retail & Entertainment

- 1** The Home Depot
- 2** Great Canadian Casino
- 3** IKEA Warehouse
- 4** Canada Post
- 5** Lee Valley
- 6** Leon's Furniture
- 7** Ashley HomeStore
- 8** Value Village
- 9** The Brick
- 10** T&T Supermarket
- 11** IKEA
- 12** Canadian Tire
- 13** Staples
- 14** Real Canadian Superstore
- 15** Cineplex Cinemas and VIP
- 16** Winners & HomeSense

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