

FOR SALE OR LEASE | INDUSTRIAL
#118 & 119 - 17 FAWCETT ROAD
COQUITLAM, BC



- ▶ **Two (2) Strata Units with River Views – 1,330 to 4,770 SF Available**
- ▶ **Unit 118: 1,330 SF Two-Level Office**
- ▶ **Unit 119: 3,440 SF Warehouse/Office**

Location

The subject property is located off United Boulevard at the south end of Fawcett Road in the Cape Horn Business Park. This location provides convenient access to Highway 1 and Lougheed Highway. Downtown is 25 minutes by car and access to the Fraser Valley is minutes away via the Port Mann Bridge.

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Steve Caldwell

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Available Areas

Unit	Warehouse	Office	Second Floor Office	Total	Property Tax (2025)	Strata Fees	Basic Rent	Asking Price
118	–	690 SF	640 SF	1,330 SF	\$6,446.46	\$466.07	\$15.00 PSF	\$628,999
119	926 SF	1,237 SF	1,277 SF	3,440 SF	\$14,738.20	\$1,532.56	\$15.00 PSF	\$1,525,000
Total	926 SF	1,927 SF	1,917 SF	4,770 SF	\$21,184.66	\$1,998.63		\$2,153,999

Unit 118 Features

- ▶ Private offices
- ▶ Boardroom
- ▶ Kitchenette
- ▶ Washroom with shower
- ▶ Patio with view of the Fraser River

Unit 119 Features

- ▶ 2 grade level loading doors
- ▶ Front entrance/rear load configuration
- ▶ 18' ceilings
- ▶ 2 washrooms (1 with shower)
- ▶ Radiant tube heating (warehouse)
- ▶ Kitchenette
- ▶ Second floor office with mezzanine storage
- ▶ River views

Legal Description

Strata Lot 18 & 19 District Lots 20 & 21 Group 1 New Westminster District Strata Plan LMS1898

PIDs

023-036-168, 023-036-176

Zoning

M-2 (Industrial Business)

Taxes & Operating Costs (2026 Estimate)

Unit 118 – \$8.50 PSF

Unit 119 – \$9.00 PSF

Availability

Immediate

