

FOR LEASE | INDUSTRIAL
175 SCHOOLHOUSE STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,159 SF Yard Available**
- ▶ **Schoolhouse Industrial Park**

Location

The subject property is situated just north of Lougheed Highway and the Trans-Canada Highway (Hwy #1). This central Coquitlam location is a popular industrial area due to its easy access to major transportation routes. There are many nearby restaurants and other retailers including Cactus Club Cafe, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.

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Highlights

- ▶ High exposure complex
- ▶ Central location
- ▶ Ample parking
- ▶ Pylon signage potential
- ▶ Professional landlord

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Building Features

- ▶ 20' warehouse ceilings
- ▶ 3 phase power
- ▶ Grade loading
- ▶ Fully sprinklered
- ▶ Ample parking

Basic Rent (Building)

From \$12.95 PSF per annum

Additional Rent (2021 Estimate)

\$5.69 PSF per annum

Available Space

Unit	Warehouse	Office	Total	Total Monthly plus GST**	Availability
Yard	—	—	7,159 SF	\$2,953.08	Immediate
8	3,000 SF	0	3,000 SF	\$4,205.00	LEASED

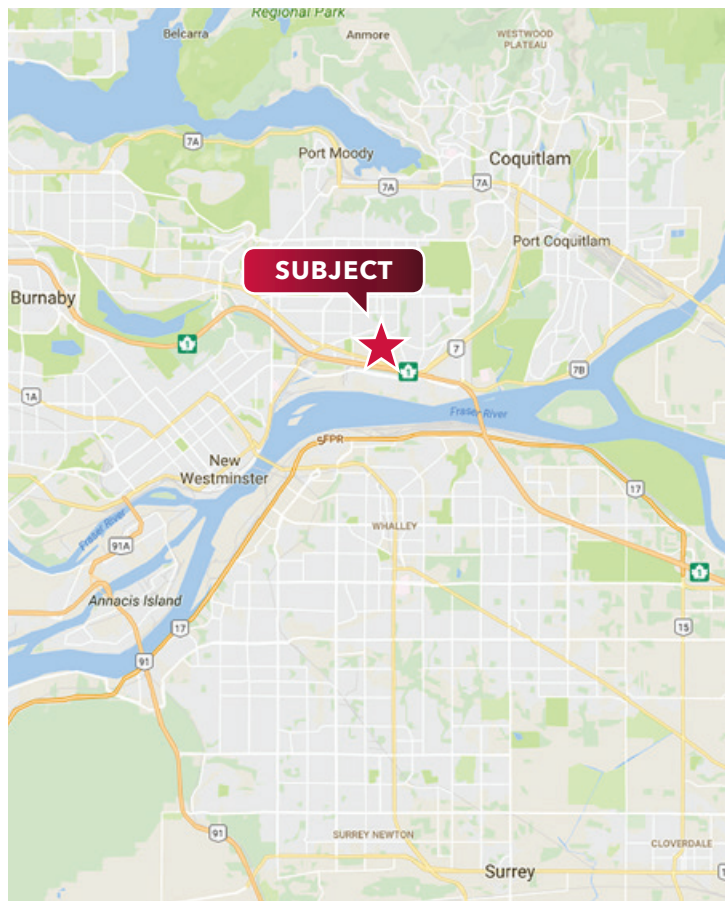
*Yard is quoted at \$4.95 PSF per annum gross

**All rental amounts are approximate and subject to change without notice

Zoning

Flexible M-1 Zoning allows for a variety of uses.

A full copy of the bylaw will be provided upon request.



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