

#1-4 - 211 **SCHOOLHOUSE STREET**
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PRICE
REDUCED**



INDUSTRIAL **FOR SALE**

Four Industrial Strata Units Totalling 12,539 SF

Dock and Grade Loading

Potential Demising Options

Steve Caldwell

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CELEBRATING OVER



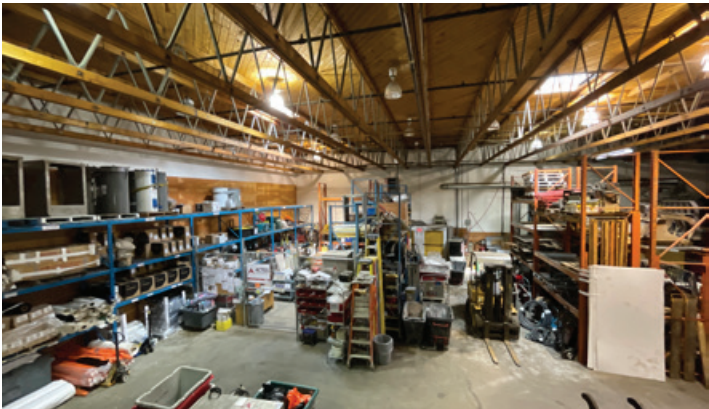
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Location

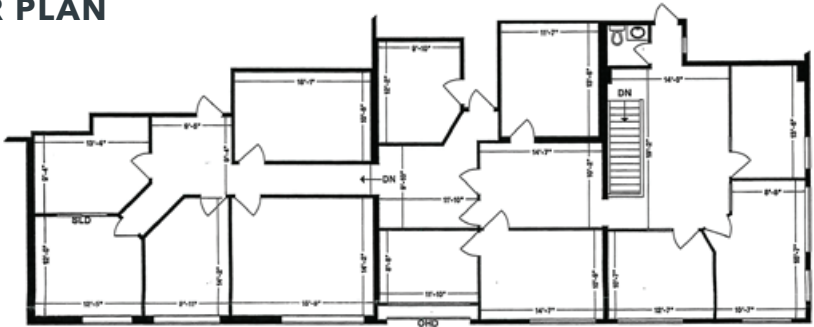
The subject property is on the east side of the four lane Schoolhouse Street off Lucille Star Drive midway between the Lougheed Highway and Brunette Avenue. This is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and Schoolhouse Street has direct access to Highway 1 eastbound at Lougheed Highway.

Features

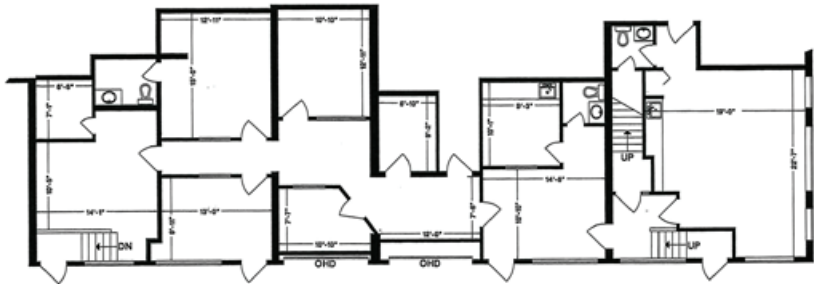
- » 18' ceilings
 - » Fenced yard at east of building
 - » 1 dock level loading door
 - » 1 grade level loading door
 - » 2 additional dock positions
 - » Sprinklered
 - » Warehouse skylights
 - » 3-phase power
- » HVAC offices
 - » High quality office finish
 - » Private offices and open concept areas
 - » Boardroom
 - » Kitchenette and lunchroom
 - » Central location
 - » Demising options - contact listing agents



OFFICE FLOOR PLAN



MEZZANINE



GROUND FLOOR

Salient Details

Legal Description	SL 1-4 DL 47 GP1 NWD PL NW1893		
	PID: 002-827-093, 002-827-107, 002-827-115, 002-827-140		
Building Size	Ground floor office	2,360 SF	
	Second floor office	2,902 SF	
	Mezzanine	525 SF	
	Warehouse	6,782 SF	
	Total	12,539 SF	
Zoning	M2 (Industrial Business)		
Strata Fees	\$1,363.55 (2025)		
Property Taxes	\$75,105.35 (2025)		
Asking Price	\$7,050,000 \$6,650,000		

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Drive Times



Lougheed Highway
2 min | 0.7 km



Port Mann Bridge
5 min | 3.5 km



Downtown Vancouver
25 min | 24 km



Trans-Canada Highway
3 min | 1 km



Port Kells
13 min | 15 km



Canada/U.S. Border
35 min | 34 km

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