

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

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRICE  
REDUCED**



## INDUSTRIAL **FOR SALE OR LEASE**

Four Industrial Strata Units Totalling 12,539 SF

Dock and Grade Loading

Potential Demising Options

**Steve Caldwell**

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

**Mackenzie Fraser**

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com

CELEBRATING OVER



# #1-4 - 211 SCHOOLHOUSE STREET

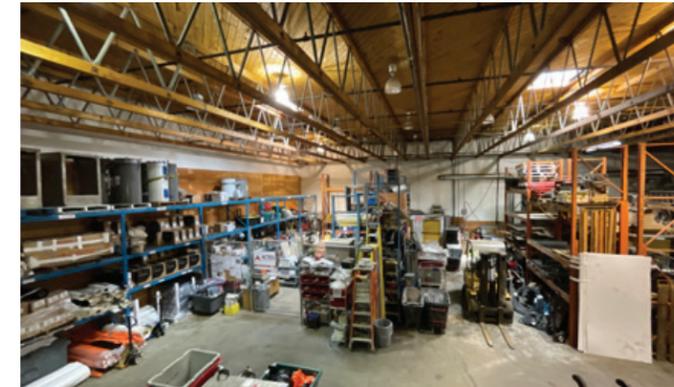
COQUITLAM, BC

## Location

The subject property is on the east side of the four lane Schoolhouse Street off Lucille Starr 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



## 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
<b>Total</b>	<b>12,539 SF</b>

### Zoning

M2 (Industrial Business)

### Strata Fees

\$1,363.55 (2025)

### Property Taxes

\$75,105.35 (2025)

### Asking Price

\$7,050,000 \$6,200,000

### Basic Lease Rate

\$20.00 PSF

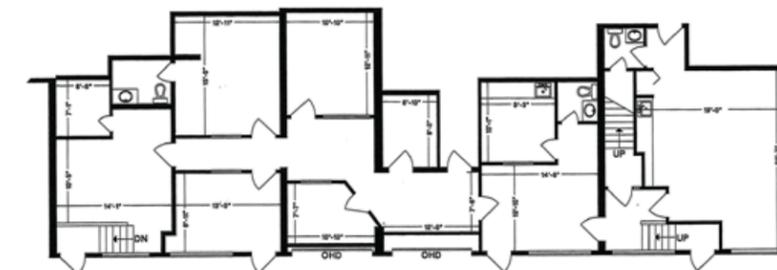
### Additional Rent

\$7.30 PSF (2025 estimate)

## OFFICE FLOOR PLAN



MEZZANINE



GROUND FLOOR

# #1-4 - 211 SCHOOLHOUSE STREET

COQUITLAM, BC



## 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

### Steve Caldwell

Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

### Mackenzie Fraser

D 604.630.3386 C 604.671.9441  
mackenzie.fraser@lee-associates.com