

FOR SALE

NEW PRICE - BELOW REPLACEMENT LAND VALUE



2.19 ACRE INDUSTRIAL INVESTMENT OPPORTUNITY

68 FAWCETT ROAD

COQUITLAM, BC

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PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a 10,990 SF building on 2.19 acres of secured industrial land strategically located on Fawcett Road, close to Trans-Canada Highway. Currently the site is leased to Thermo King of BC and generates a net operating income of \$412,727. This low site coverage property is in high demand from tenants and investors.

Civic Address: 68 Fawcett Road, Coquitlam BC

PID: 024-165-689

Legal Description: Lot A District Lot 20 Group 1
New Westminster District Plan LMP38190

Site Size: 2.19 acres

Building Size: 10,990 sf

Zoning: M1 General Industrial

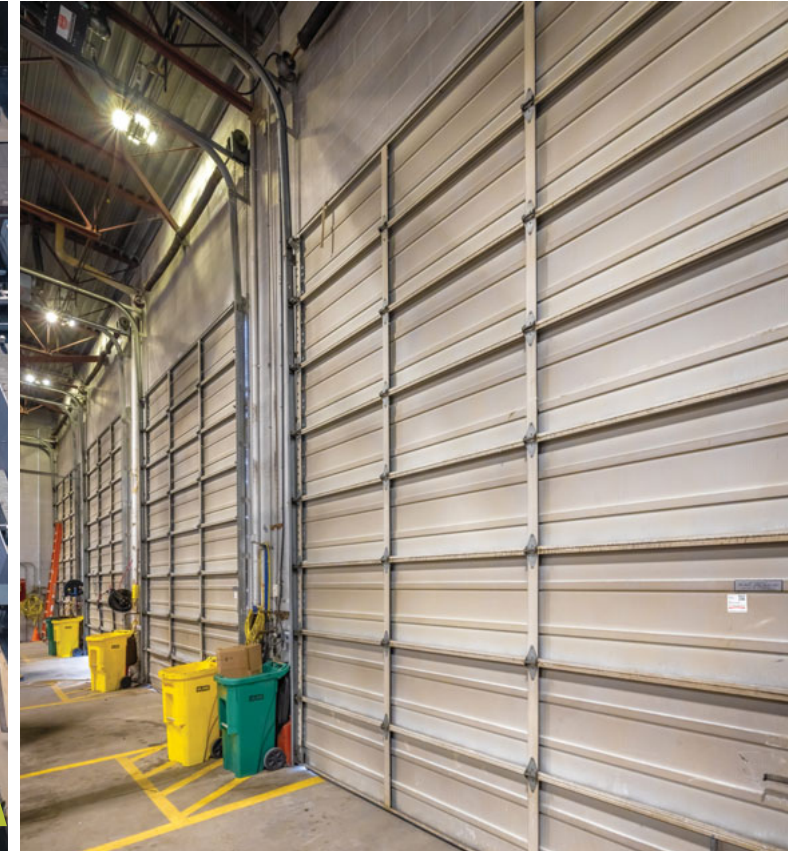
Property Taxes: \$115,221.93 (2023)

Lease Expiry: November 4, 2026
One option to renew for five (5) years

NOI: \$412,727

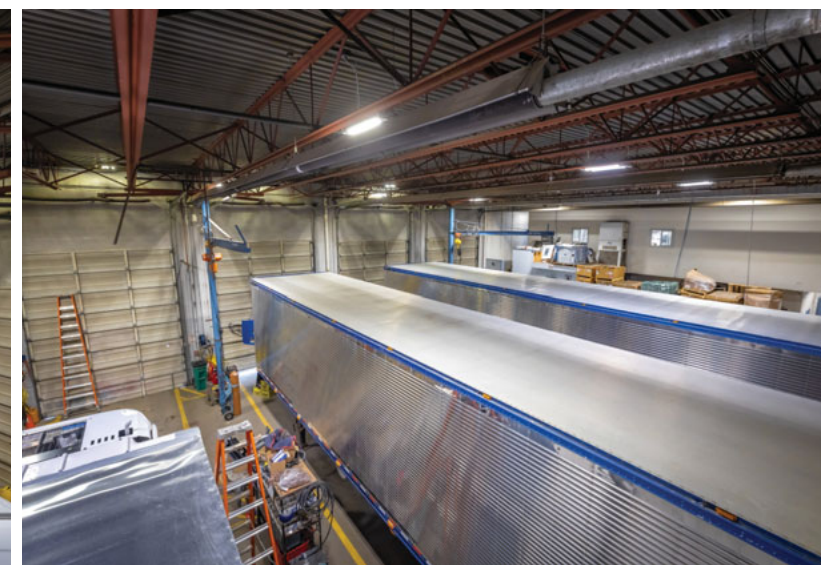
BC Assesment: \$15,445,000

Price: ~~\$13,600,000~~ **\$13,300,000**



EXISTING TENANCY

Thermo King is a global leader in the manufacturing and service of refrigeration and heating units in the transportation industry. They provide the largest, fine temperature control units for trucks, trailers, rail cars, and ocean going containers around the world.



LOCATION OVERVIEW



FOR SALE | 68 Fawcett Road, Coquitlam, BC

DRIVE TIMES



5 MINUTES
TO TRANS-CANADA
HIGHWAY

8 MINUTES
TO PORT MANN BRIDGE

10 MINUTES
TO SURREY

35 MINUTES
TO PACIFIC HIGHWAY
CROSSING

45 MINUTES
TO VANCOUVER
INTERNATIONAL AIRPORT



CONTACT INFORMATION

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