

**AVISON
YOUNG**

For Lease

Schoolhouse Industrial Park

175 Schoolhouse Street, Coquitlam, BC



2,968 sf warehouse unit centrally located in Coquitlam with convenient access to Highway 7 and Highway 1

Professionally managed by:

wesgroup

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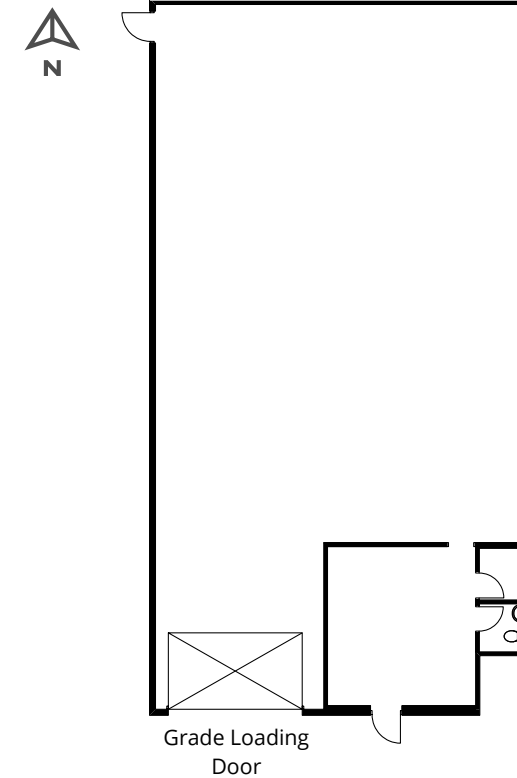


Opportunity

Avison Young is pleased to present Schoolhouse Industrial Park, a professionally managed complex, offering flexible M-1 zoning to accommodate a diverse range of business needs. The complex offers high visibility along Schoolhouse Street, grade loading, and ample parking.

Located just 400 meters from the Lougheed Highway (Highway 7) interchange and with easy access to the Trans-Canada Highway (Highway 1), this central Coquitlam location ensures seamless connectivity to major transportation routes. The site offers unmatched access to transit and is located in an amenity rich location surrounded by Cineplex Cinemas, Cactus Club, Hard Rock Casino, Eagle Quest Golf, Home Depot, The Brick, Winners & HomeSense, and IKEA.

Floorplan



UNIT DETAILS	Unit 19
Total size	2,968 sf
Basic rent psf	\$22.00
Additional rent psf (2026)	\$9.52
Monthly management fee	\$389.80
Monthly gross rent* <small>*GST not included</small>	8,185.75
Term length	3 – 5 years

Property details

ZONING

M-1 (General Industrial) allows for a wide range of uses, including:

- Warehousing
- Distribution
- Storage
- Light manufacturing
- Production studios
- General industrial uses

Please contact listing team for full details on permitted uses

AVAILABILITY

Immediate

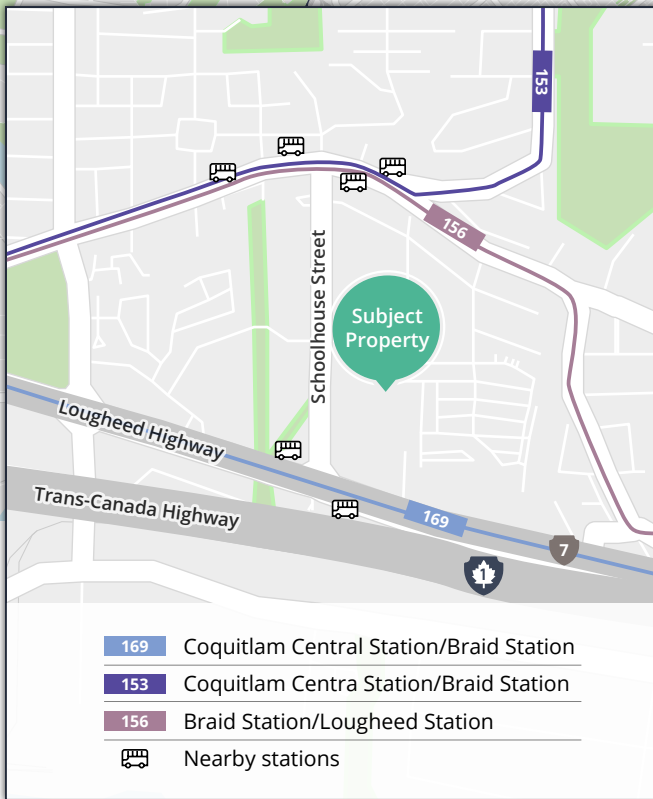
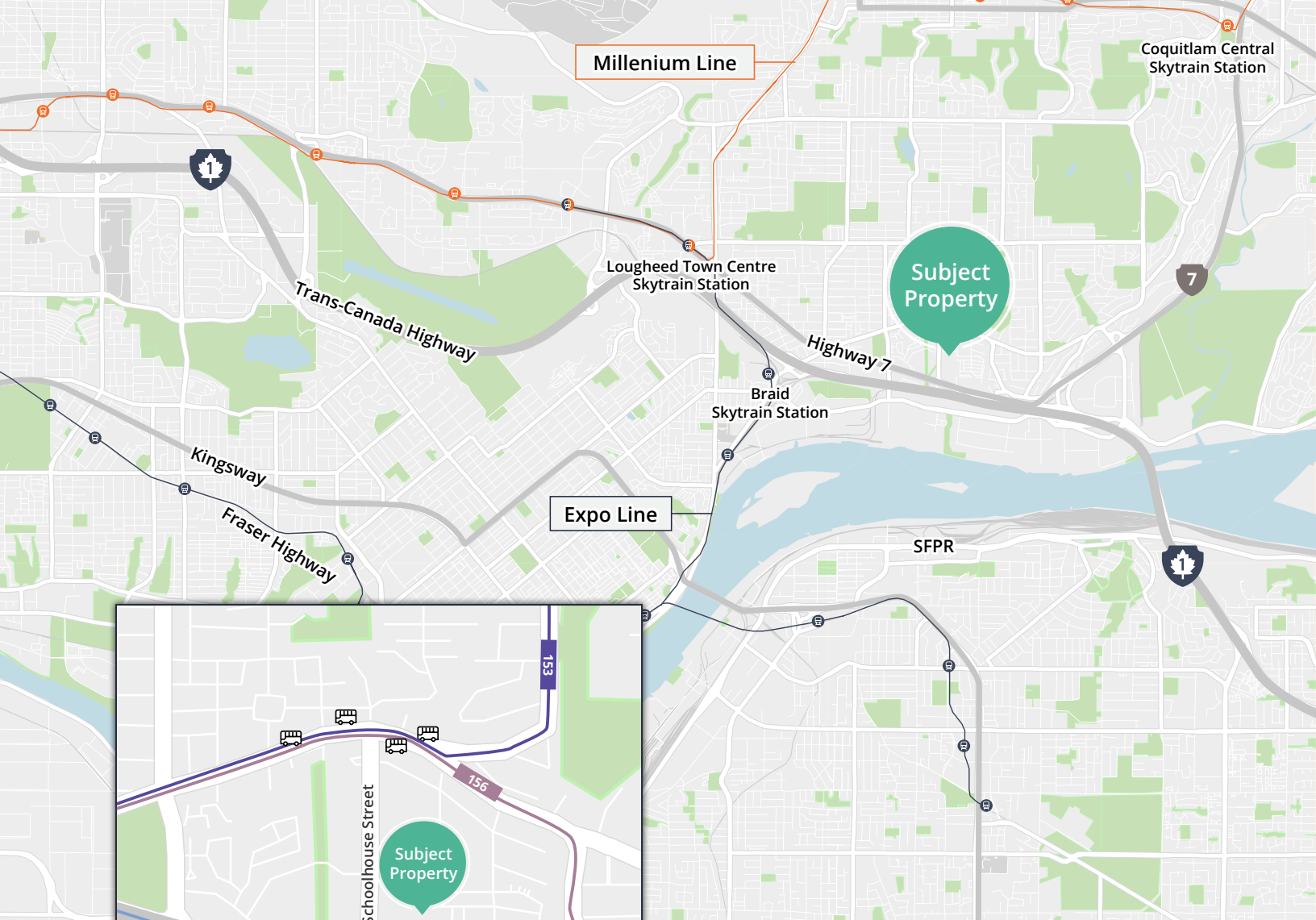
Unit features

- 17' clear ceiling height
- One (1) grade loading door
- One (1) washroom
- 100A 3-phase power
- Fully sprinklered
- LED lighting

Property highlights

- Professionally managed and maintained
- Highly sought-after area with easy access to major arterials
- Ample parking available on site
- Proximity to rapid transit, major bus routes and retail amenities





Drive times

Langley Township	22 minutes
Port Kells	12 minutes
Maple Ridge	20 minutes
Surrey	12 minutes
Downtown Vancouver	24 minutes
YVR	30 minutes

80
VERY WALKABLE

Contact for more information

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