



**CUSHMAN &
WAKEFIELD**

FOR SALE

18 FAWCETT ROAD

COQUITLAM, BC

**MULTI-TENANT INDUSTRIAL INVESTMENT WITH
OWNER-USER OPPORTUNITY**



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LOCATION

The subject property is located at the south end of Fawcett Road close to the Fraser River. There is excellent access to the TransCanada Highway and the Lougheed Highway.

LEGAL ADDRESS

Lot 1 District Lot 20 Group 1 New Westminster District Plan LMP23885 (PID: 023-104-708)

ZONING

M-2 (Industrial Business) zoning allows for a wide variety of industrial uses along with some commercial and accessory uses.

PROPERTY FEATURES

- ±22' clear ceiling
- Multiple large grade loading doors with potential for more
- 600 Volt, 600 Amp, 3-phase power (purchaser to verify)
- Nicely landscaped frontage
- Excellent parking and cross-access easement for increased turning area

PROPERTY TAXES (2022)

\$99,087.45

SALE PRICE

\$12,800,000 (±\$483 PSF)

NET INCOME

Please contact listing agents for income information

COMMENTS

Opportunity exists for owner/occupier of 8,363 sf or larger. Flexible leaseback terms with vendor or vacant possession of Unit 200 upon written notice. Aarcomm Systems Inc. holds a lease that expires January 31, 2025 and has an one option to renew for an additional five years.

SITE SIZE

1.067 acre (46,479 sf)

BUILDING SIZE

Unit 100 - Aarcomm Systems Inc.

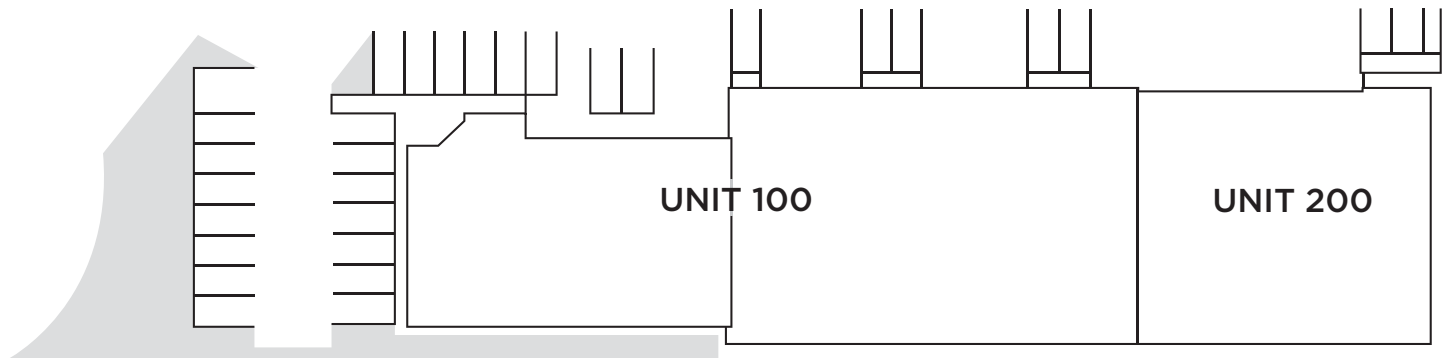
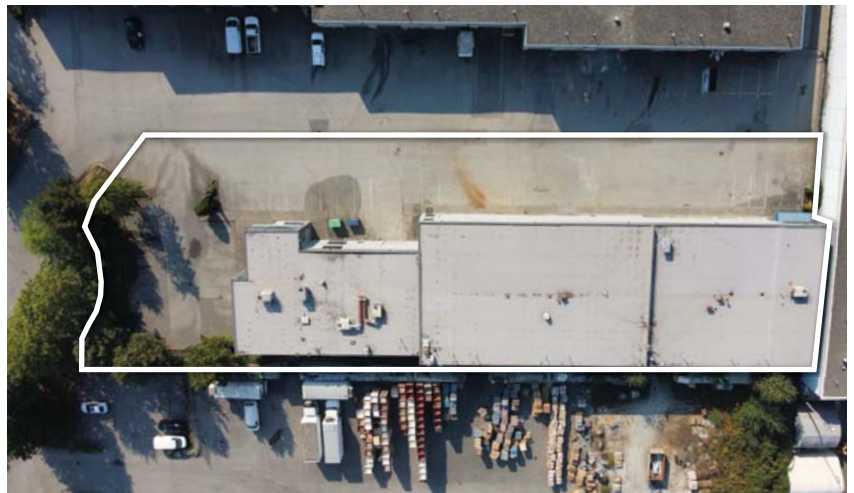
Office - Main	2,015.5 sf
Office - Mezzanine	2,087.5 sf
Mezzanine - Office	1,980 sf
Warehouse	12,050 sf
Subtotal	18,133 sf

Unit 200 - IKM Properties

Main Floor	6,613 sf
Mezzanine Office	1,750 sf
Subtotal	8,363 sf

TOTAL BUILDING AREA

26,496 sf



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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