FOR LEASE

RARE SMALL BAY OFFICE/WAREHOUSE UNIT 107 - 250 SCHOOLHOUSE STREET COQUITLAM, BC





Kevin Volz

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LOCATION

Just north of Lougheed Highway and offering easy access to Highway 1, this unit is walking distance to many retail and restaurant amenities along the Lougheed Corridor in Coquitlam.

ZONING

M-2 Industrial

AVAILABLE AREA

1,667 SF Main Floor Office/Warehouse

LEASE RATE

\$22.95 PSF (\$3,188.14 per month), net

25.40

STRATA LOT 7

AREA = 154.9 SQ.M.
25.40

UNIT FEATURES

- Rear 10' x 12' grade loading
- 20' clear ceilings
- 200A, 208V 3-phase power
- Fluorescent lighting
- Forced air natural gas heating
- Nicely finished front office area
- One (1) accessible washroom
- Three (3) parking stalls

AVAILABILITY

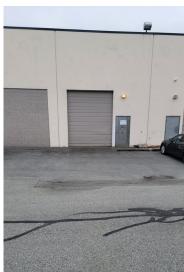
Thirty (30) days notice

ADDITIONAL RENT

Estimated at \$9.45 PSF for 2024







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