

FOR LEASE  
RARE SMALL BAY OFFICE/WAREHOUSE  
**UNIT 107 – 250 SCHOOLHOUSE STREET**  
COQUITLAM, BC



REAR GRADE LOADING  
MAIN FLOOR ONLY SPACE



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# FOR LEASE

## RARE SMALL BAY OFFICE/WAREHOUSE

### UNIT 107 – 250 SCHOOLHOUSE STREET

#### COQUITLAM, BC



#### 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

#### UNIT FEATURES

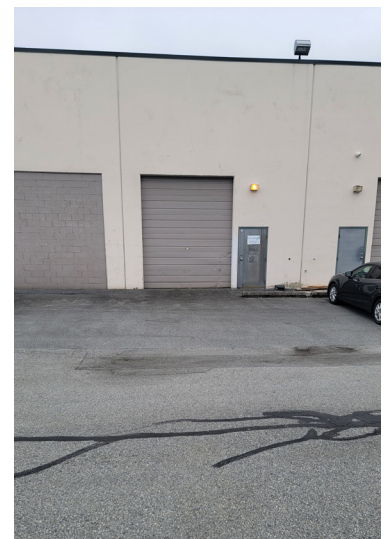
- Rear 10' x 12' grade loading
- 20' clear ceilings
- 200A, 208V 3-phase power
- Fluorescent lighting
- Forced air natural gas heating
- Nicely finished front office area
- One (1) accessible washroom
- Three (3) parking stalls

#### AVAILABILITY

Thirty (30) days notice

#### ADDITIONAL RENT

Estimated at \$9.45 PSF for 2024



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