

**220 - 17 FAWCETT ROAD, COQUITLAM**  
RECENTLY RENOVATED INDUSTRIAL/OFFICE SPACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**STATHIS MICHAEL SAVVIS**

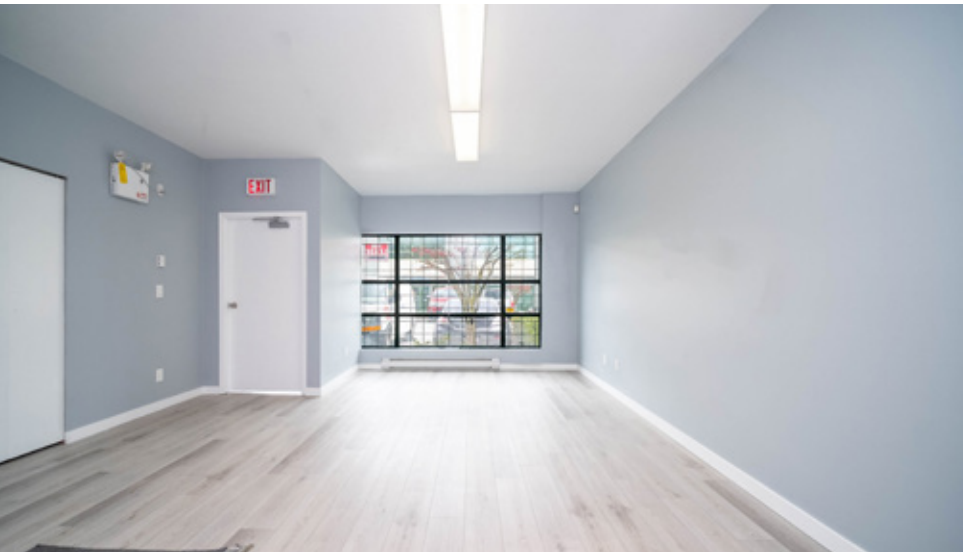
PERSONAL REAL ESTATE CORPORATION

savvi@williamwright.ca

604.545.0636

**FOR LEASE**  
220-17 FAWCETT ROAD  
COQUITLAM

<b>SIZE</b> ± 1,700 SQFT	<b>ZONING</b> M-2
<b>PARKING</b> 2 Stalls	<b>GROSS RENT</b> \$2,900 + GST



## INDUSTRIAL AND OFFICE SPACE

Welcome to 220-17 Fawcett Road, Coquitlam - the prime location for your industrial and office needs. This industrial unit boasts an impressive total area of 1,700 square feet, with a spacious downstairs portion of roughly 200 square feet, an office area upstairs of 1,500 square feet. (Possibilities for more storage downstairs).

Nestled within the Pacific Reach Industrial Park, this industrial unit is conveniently situated just south of the Lougheed Highway and Trans-Canada Highway, providing excellent access to major transportation routes in and out of the Lower Mainland. In addition, an after hours security gate ensures peace of mind and the spacious employee and visitor parking make it easy to come and go. With flexible term options, this industrial unit provides a long-term solution for your business needs. And if that's not enough, downtown Vancouver is just a short 20-minute drive away, providing even more convenience and accessibility for your business. Don't miss out on the opportunity to establish or move your business in this sought-after location. Contact us today to arrange a viewing and take the first step towards securing your industrial space at 220-17 Fawcett Road, Coquitlam.



Easy Access to  
Highways and Bridges



Gross Lease



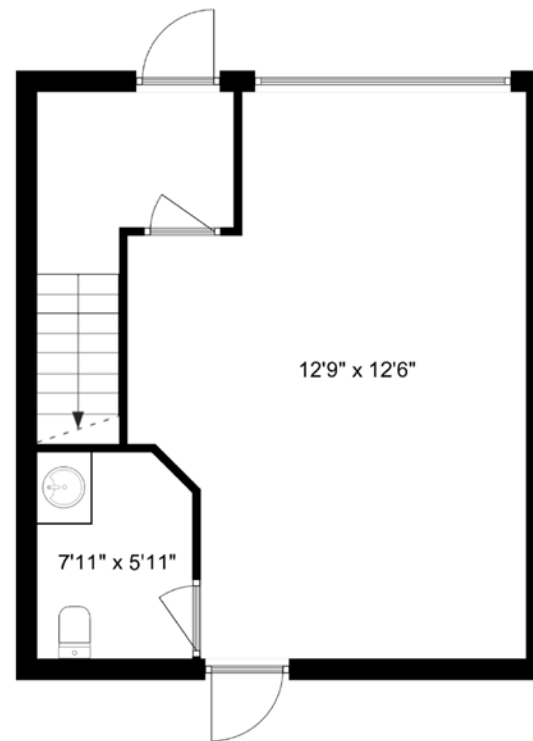
Recently Renovated



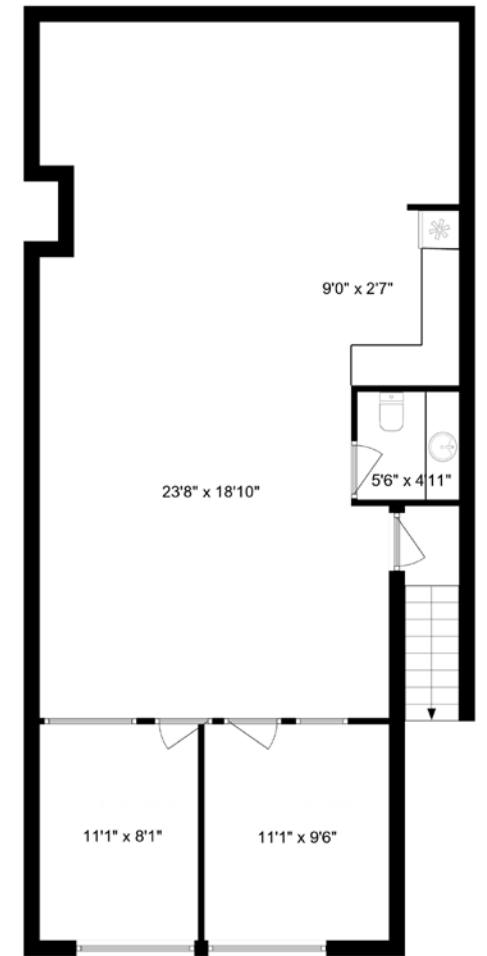
3-5 Year Lease Term



## FLOORPLANS



**DOWNSTAIRS**



**UPSTAIRS**



## LOCATION

United Boulevard is a major commercial and industrial area located in Coquitlam, British Columbia, Canada. It is situated near the intersection of Lougheed Highway and Highway 1, making it a hub for transportation and commerce. The area is easily accessible by car, transit, and bike, and is just a short drive away from

downtown Vancouver. United Boulevard is home to a wide range of businesses, from large retailers to small independent shops, as well as industrial and commercial warehouses. Many big-box stores, including IKEA, Canadian Tire, and Home Depot, are located in the area, making it a popular shopping destination for residents and visitors alike. In addition to retail and industrial businesses, United Boulevard is also home to several parks and recreation areas, such as the Coquitlam River Park and the Como Lake Park, which provide opportunities for outdoor activities and relaxation. Overall, United Boulevard is a bustling and diverse area that plays an important role in the economy of Coquitlam and the Greater Vancouver area.



## FOR MORE INFORMATION CONTACT

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