

# 42 FAWCETT ROAD COQUITLAM UNITS 110 & 112

## FOR SALE

6,129 SF

PROFESSIONALLY FINISHED  
OFFICE AND LAB SPACE WITH  
WAREHOUSE



# Unit 110, 112

## Floorplan



AVAILABLE AREA

<b>Office</b>	<b>3,595 SF</b>
<b>Lab</b>	<b>1,381 SF</b>
<b>Warehouse</b>	<b>1,153 SF</b>
<b>Total Area</b>	<b>6,129 SF</b>



AVAILABILITY

**Immediate**



CEILING HEIGHT

**18' Clear**



LOADING

**Two grade loading doors**



POWER

**3-phase**



LIGHTING

**Upgraded LED lighting**



HEATER

**Gas-fired unit heaters**



ZONING

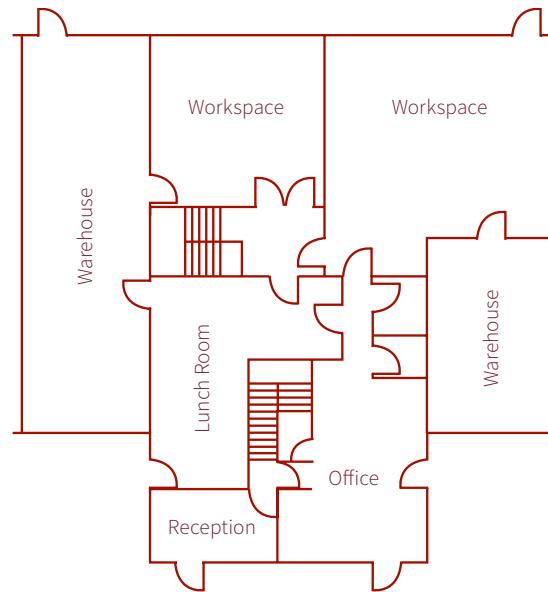
**M2 (Industrial Business)**



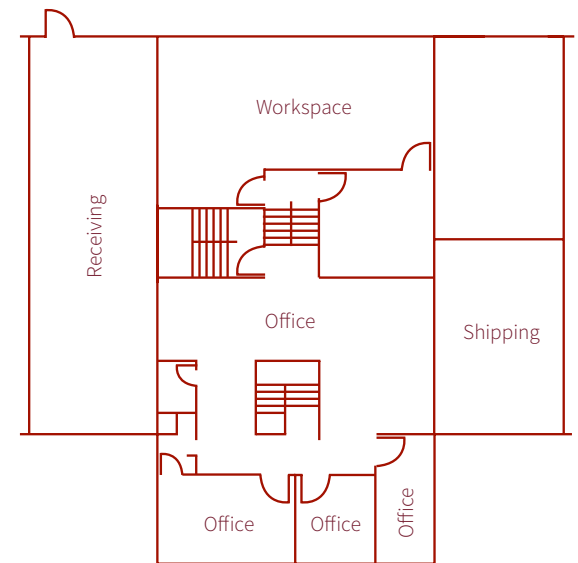
ASKING PRICE

**\$2,900,000**

1<sup>st</sup> Floor



2<sup>nd</sup> Floor





# Opportunity

Opportunity to acquire 6,129 square feet of office, lab, and warehouse space. With excellent location advantages including convenient access to Highway 1, Lougheed Highway, and the nearby Port Mann Bridge providing quick access to the Fraser Valley, it presents great potential for various business operations, as downtown is just 25 minutes away by car.





jll.com

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Jones Lang LaSalle Real Estate Services, Inc.

# 42 FAWCETT ROAD COQUITLAM

UNITS 110 & 112

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