

FOR SALE

BELOW REPLACEMENT LAND VALUE



2.19 ACRE INDUSTRIAL INVESTMENT OPPORTUNITY

68 FAWCETT ROAD

COQUITLAM, BC

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PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a 12,790 SF building on 2.19 acres of secured industrial land strategically located on Fawcett Road, close to Trans-Canada Highway. Currently the site is leased to Thermo King of BC and generates a net operating income of \$421,807. This low site coverage property is in high demand from tenants and investors.

Civic Address:	68 Fawcett Road, Coquitlam BC
PID:	024-165-689
Legal Description:	Lot A District Lot 20 Group 1 New Westminster District Plan LMP38190
Site Size:	2.19 acres
Building Size:	Approximately 12,790 sf
Zoning:	M1 General Industrial
Property Taxes:	\$171,632.58 (2024)
Lease Expiry:	November 4, 2026 One option to renew for five (5) years at market
NOI:	\$421,807
BC Assesment:	\$16,537,000
Price:	\$13,600,000 \$13,300,000



EXISTING TENANCY

Thermo King is a global leader in the manufacturing and service of refrigeration and heating units in the transportation industry. They provide the largest, fine temperature control units for trucks, trailers, rail cars, and ocean going containers around the world.

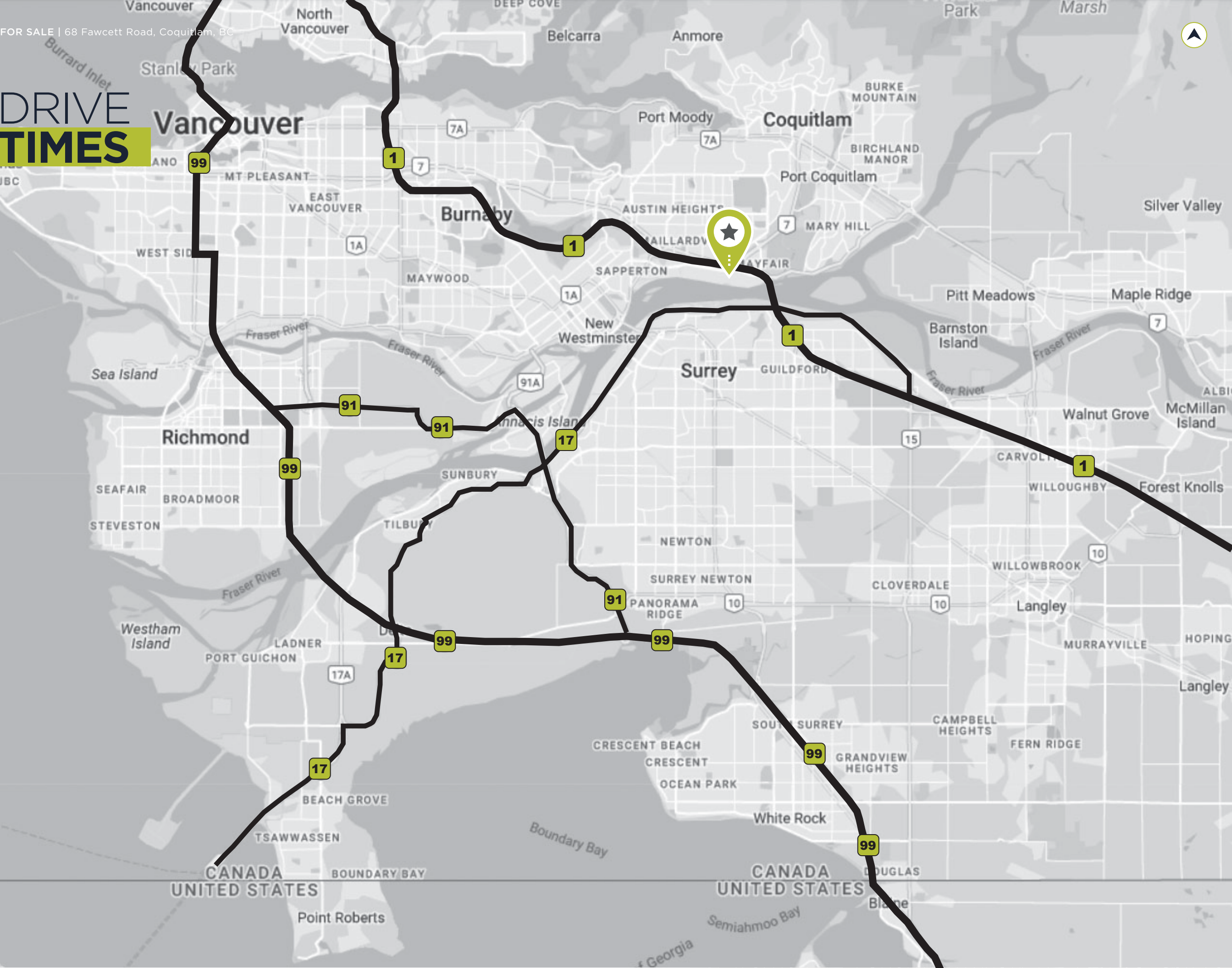


LOCATION OVERVIEW



FOR SALE | 68 Fawcett Road, Coquitlam, BC

DRIVE
TIMES



5 MINUTES
TO TRANS-CANADA
HIGHWAY

8 MINUTES
TO PORT MANN BRIDGE

10 MINUTES
TO SURREY

35 MINUTES
TO PACIFIC HIGHWAY
CROSSING

45 MINUTES
TO VANCOUVER
INTERNATIONAL AIRPORT



CONTACT INFORMATION

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