

FOR LEASE

UNIT B106

7 KING EDWARD ST, COQUITLAM, BC

11,703 SF AVAILABLE



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LOCATION

Strategically located at 7 King Edward Street in Coquitlam, BC, the Fraser Mills Business Centre offers exceptional connectivity for businesses and visitors alike. With immediate access to Highway 1 and Highway 7, and just minutes from the Port Mann Bridge, this prime location ensures seamless travel across Metro Vancouver and beyond.

RENTABLE AREA

Mezzanine: 2,610 SF

Ground: 9,093 SF

Total: 11,703 SF

PROPERTY FEATURES

- 28' clear ceiling heights
- 1 Dock & 1 Grade loading door
- ESFR Sprinklers
- 3-Phase Power: 200A at 347/600V
- 11 Dedicated Parking Stalls

ZONING

CD-1 (Light Industrial/Business Park)

AVAILABILITY

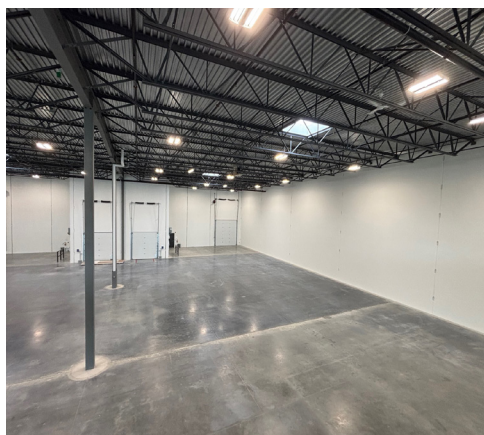
Immediately

BASIC RENT

\$20.00 PSF

ADDITIONAL RENT

\$6.19 PSF (2025 est)



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New, move-in ready shell unit located in Beedie's Fraser Mills Business Centre — Coquitlam's landmark waterfront community. Ideal for businesses seeking modern industrial space in a dynamic, master-planned environment.

DRIVING TIMES

- 1 min to Highway 7
- 3 mins to Highway 1
- 5 mins to Braid Skytrain Station
- 9 mins to Coquitlam Centre
- 25 mins to Downtown Vancouver
- 30 mins to YVR Airport

LEGENDS

- Millenium Line ———
- Expo Line ———
- Canada Line ———
- Highways ———
- BC Rail
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- SRV Rail
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