

# FOR LEASE

UNIT 101 - 85 SCHOONER STREET, COQUITLAM, B.C.

**11,994 SF WAREHOUSE WITH BRAND-NEW  
EXECUTIVE OFFICE, DOCK AND GRADE LOADING**

**OPTION TO LEASE WAREHOUSE SPACE ONLY**



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**Marcus & Millichap**

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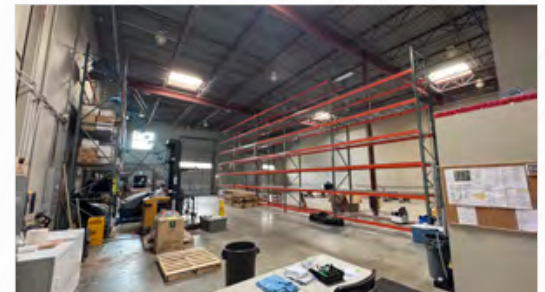
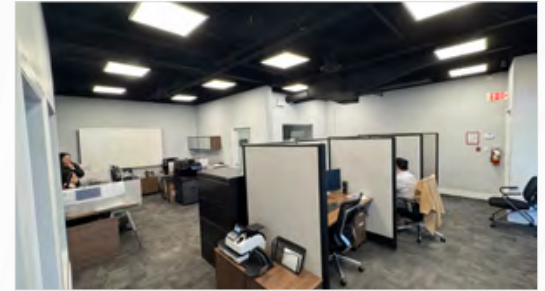
## OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease a quality industrial warehouse and office building, with a newly built executive office, prime street exposure, secure fenced yard/ parking area and boasting dock and grade loading. The property has ample parking (13) for staff and clients, and an abundance of natural light.

## SALIENT DETAILS

Size:	Warehouse	7,989 SF
	Ground Floor Office	2,002 SF
	Second Floor Office	2,002 SF
	Total	11,994 SF
Asking Rate:	Contact Listing Agent	
Additional Rent:	Contact Listing Agent	
Availability:	October 1, 2026	
Zoning:	M2 Industrial Business Allows for industrial and retail uses.	
Parking:	13 (5 in front, 8 in rear)	
Loading:	1 dock (14' H x 12' W) 1 grade (14' H x 12' W)	
Ceiling Height:	22' 8" Clear	
Power:	3-Phase Heavy Power	
Year Built:	2001	
Sprinklers:	ESFR Sprinkler System	

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## HIGHLIGHTS



Dock and grade loading



Brand new executive office and kitchen/  
lunchroom build out



Secured fenced rear yard and parking



HVAC throughout



Gas fired heat in warehouse



Electric baseboard heat in offices



ESFR sprinkler system



Multiple washrooms

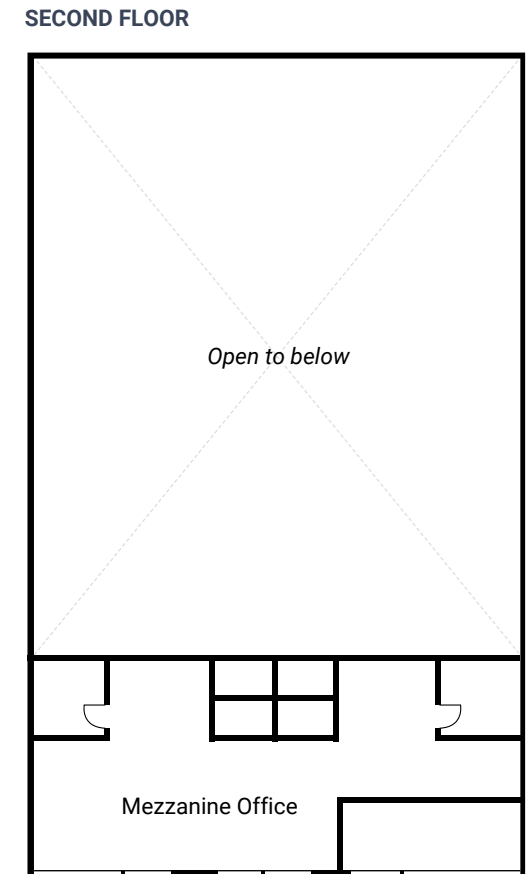
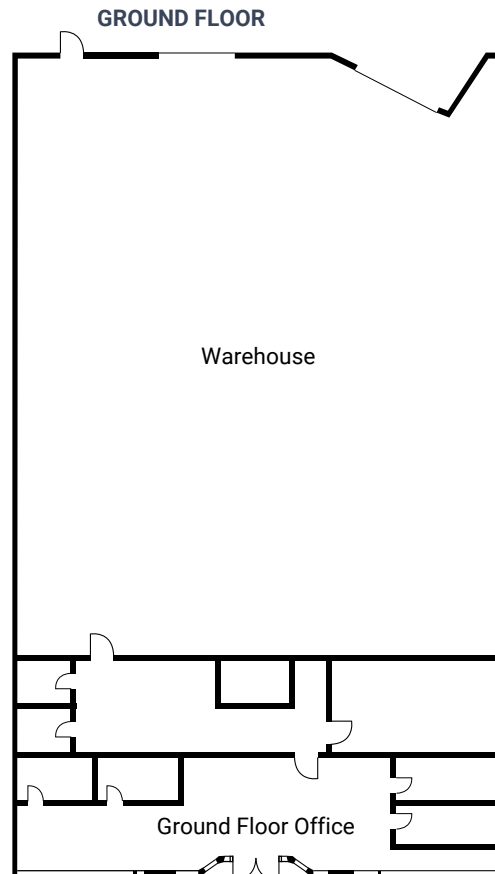


Desirable 2 minute drive to Hwy #1 and  
Lougheed Highway



Excellent street exposure onto Schooner  
Street

## FLOOR PLANS



\*Floor plans are not to scale. For visualization purposes only.

# LOCATION

The Subject Property is located on the east side of Schooner Street, directly across from The Home Depot Park, just off United Boulevard in the city of Coquitlam. The surrounding area offers an array of amenities such as restaurants, retail outlets, and warehousing. 85 Schooner St's location also benefits from various transportation options including bus stops on Schooner St, a 2 minute drive to Hwy #1 and Lougheed Hwy, and a 5 minute drive to Braid SkyTrain Station.

# NEARBY AMENITIES

1. Home Depot, Triple O's
2. Tim Hortons
3. Gordon Ramsay Burger, Great Canadian Casino
4. Cartems Donuts, Golden Parrots Pub & Restaurant
5. Winners & HomeSense, Cactus Club
6. Canadian Tire, Starbucks
7. Subway



# Marcus & Millichap

[MarcusMillichap.com](http://MarcusMillichap.com)

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