

**AVISON  
YOUNG**

# For Lease

## Schoolhouse Industrial Park

175 Schoolhouse Street, Coquitlam, BC



2,968 sf warehouse unit centrally located in Coquitlam with convenient access to Highway 7 and Highway 1

Professionally managed by:

**wesgroup**

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

**Riley Stephen**, Sales Assistant  
604 757 4924  
riley.stephen@avisonyoung.com

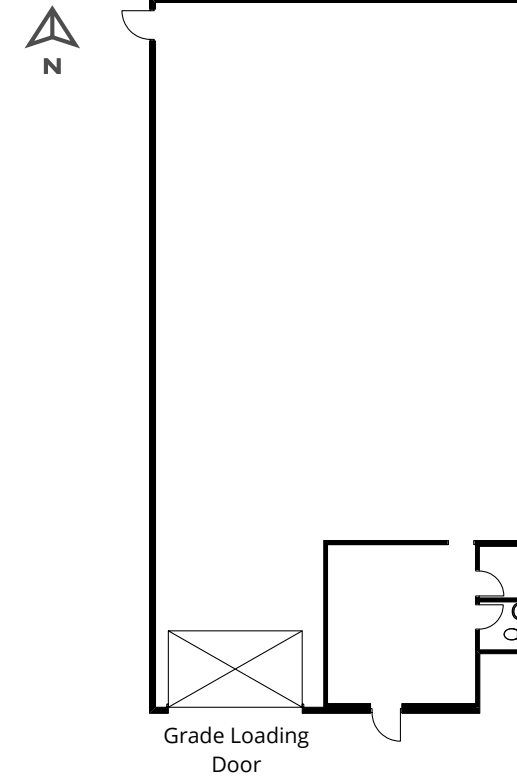


## Opportunity

Avison Young is pleased to present Schoolhouse Industrial Park, a professionally managed complex, offering flexible M-1 zoning to accommodate a diverse range of business needs. The complex offers high visibility along Schoolhouse Street, grade loading, and ample parking.

Located just 400 meters from the Lougheed Highway (Highway 7) interchange and with easy access to the Trans-Canada Highway (Highway 1), this central Coquitlam location ensures seamless connectivity to major transportation routes. The site offers unmatched access to transit and is located in an amenity rich location surrounded by Cineplex Cinemas, Cactus Club, Hard Rock Casino, Eagle Quest Golf, Home Depot, The Brick, Winners & HomeSense, and IKEA.

## Floorplan



UNIT DETAILS	Unit 19
Total size	2,968 sf
Basic rent psf	\$22.00
Additional rent psf (2026)	\$9.52
Monthly management fee	\$389.80
Monthly gross rent* <small>*GST not included</small>	8,185.75
Term length	3 – 5 years

## Property details

### ZONING

M-1 (General Industrial) allows for a wide range of uses, including:

- Warehousing
- Distribution
- Storage
- Light manufacturing
- Production studios
- General industrial uses

Please contact listing team for full details on permitted uses

### AVAILABILITY

Immediate

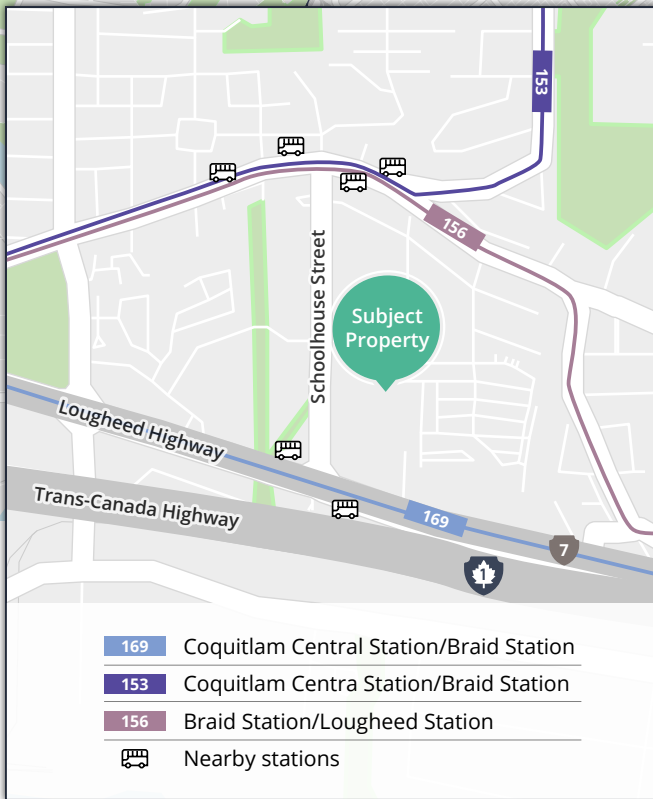
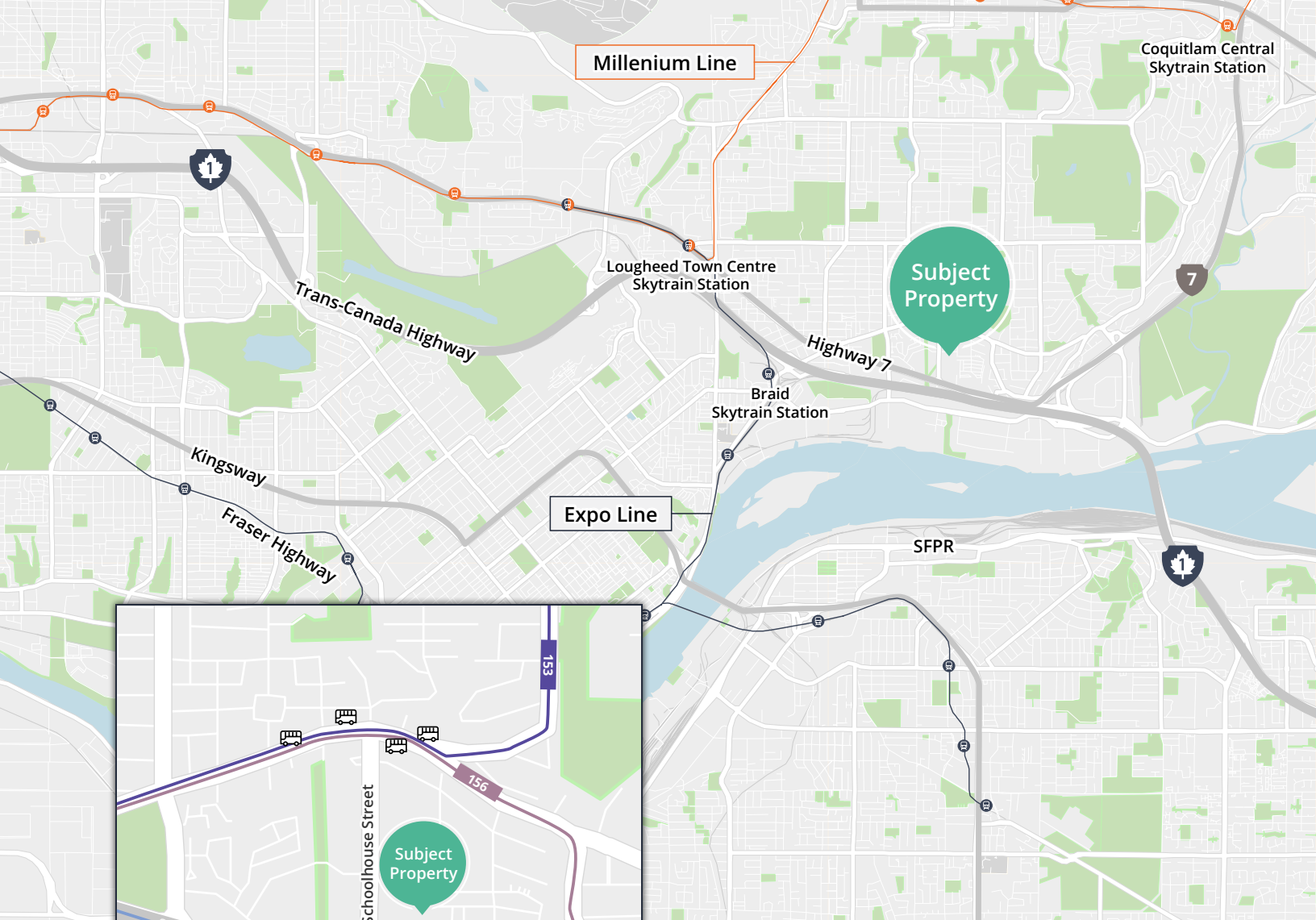
## Unit features

- 17' clear ceiling height
- One (1) grade loading door
- One (1) washroom
- 100A 3-phase power
- Fully sprinklered
- LED lighting

## Property highlights

- Professionally managed and maintained
- Highly sought-after area with easy access to major arterials
- Ample parking available on site
- Proximity to rapid transit, major bus routes and retail amenities





## Drive times

Langley Township	22 minutes
Port Kells	12 minutes
Maple Ridge	20 minutes
Surrey	12 minutes
Downtown Vancouver	24 minutes
YVR	30 minutes

80  
**VERY WALKABLE**

### Contact for more information

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 ilya.t@avisonyoung.com

#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

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**Riley Stephen**, Sales Assistant  
 604 757 4924  
 riley.stephen@avisonyoung.com

