

FOR SUBLEASE | INDUSTRIAL
UNIT 125 - 9 BURBIDGE STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **5,165 SF Premium Warehouse/Office Unit with Dock & Grade Loading**
- **Mayfair Industrial Area**

Location

Ideally located in Coquitlam at the south end of Burbidge Street, just south of United Boulevard, the property offers convenient access to the Trans-Canada Highway (Highway 1). The complex is surrounded by a variety of nearby amenities, including Micky's Public House, Hard Rock Casino, Starbucks, and Cactus Club Cafe along Lougheed Highway.

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Steve Caldwell
Personal Real Estate Corporation
Executive Vice President | Principal
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

FOR SUBLEASE | INDUSTRIAL UNIT 125 - 9 BURBIDGE STREET COQUITLAM, BC

Available Space

Building	Unit	Warehouse	Ground Office	Total Area	Loading	Basic Rent	Total Monthly+GST*	Availability
9	125	3,400 SF	1,765 SF	5,165 SF	1 grade, 1 dock	\$20.00 PSF	\$11,918.24	Immediately

Zoning

M2 (Industrial Business)

A full copy of bylaw will be furnished upon request.

Additional Rent**

\$6.69 PSF per annum + 5% management fee on Basic Rent

**Based on budget from August 2025 to July 2026.

Features

- ▶ Professionally managed and owned
- ▶ Concrete tilt-up construction
- ▶ Fully-sprinklered
- ▶ 26' warehouse ceilings
- ▶ Dock and grade loading per unit
- ▶ Full HVAC office
- ▶ Proximity on public transit at United Boulevard
- ▶ 3 phase electrical service



Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Principal

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
Executive Vice President | Principal

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com