

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



- **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.

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## 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.

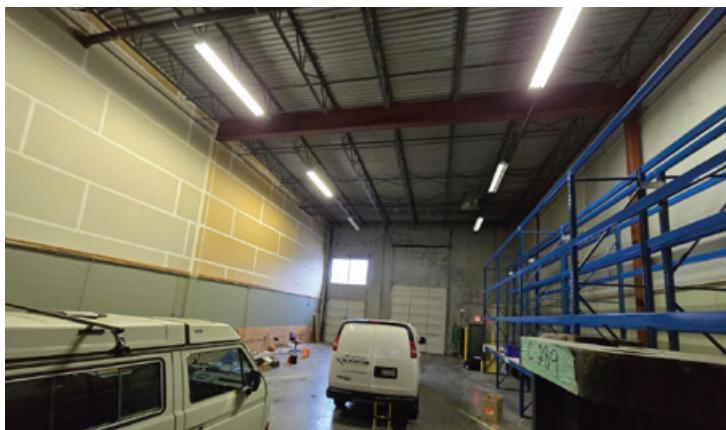
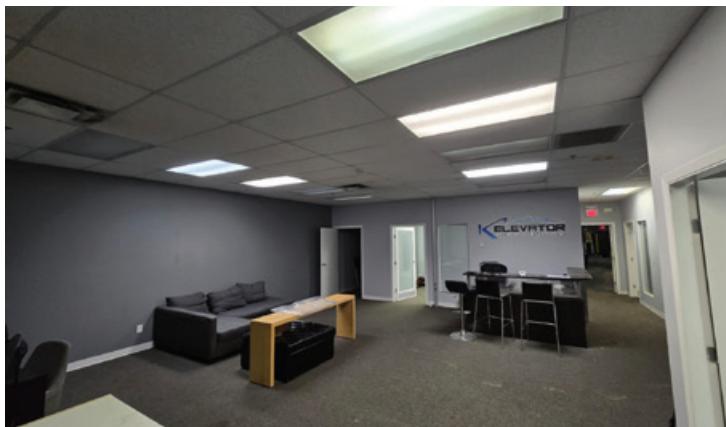
## Additional Rent\*\*

\$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



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