

FOR SUBLEASE | INDUSTRIAL  
2407 CANOE AVENUE  
COQUITLAM, BC



- ▶ **3,300 SF Warehouse/Storage Space**
- ▶ **Central Mayfair Location**

### **Location**

Located in the popular Mayfair Industrial Park one block west of United Boulevard near the corner of North Bend Street and Canoe Avenue. The building offers direct access to both Trans-Canada (Highway #1) and Lougheed Highways.

### **Mitch Ellis**

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**Zoning**

M-1 (Light Industrial)

**Features**

- ▶ Quality construction
- ▶ 20' warehouse ceiling
- ▶ Dock loading
- ▶ 3 phase electrical power

**Available Space**

Warehouse/Storage – 3,300 SF total  
Office – currently handicap washroom only

**Asking Lease Rate**

\$15.25 PSF per annum fully net

**Taxes & Operating Costs**

\$7.30 PSF (2023 Estimate)

**Availability**

Immediate

**Sublease Term**

April 30, 2024



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