

FOR LEASE | INDUSTRIAL
155 GLACIER STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



► Mayfair Industrial Park

► Quality Warehouse Units

Location

Conveniently situated in Coquitlam, this 59,227 SF multi-tenant complex is located just north of Golden Drive and east of United Boulevard, which connects to the Trans-Canada Highway (Highway 1). There are many amenities nearby the complex including Micky's Public House, the Hard Rock Casino, Starbucks, and Cactus Club Cafe (off Lougheed Highway).

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Highlights

- Easily accessed via Highway 7 & United Boulevard
- Dock & grade loading units
- Ample parking
- Professional Landlord
- Glacier Street recently repaved

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Available Areas

Unit	Warehouse	Ground Floor Office	Second Floor	Total	Loading	Basic Rent*	Total Monthly + GST*	Availability
104-105	7,846 SF	2,008 SF	2,011 SF	11,865 SF	2 dock 2 grade	Contact Broker	Contact Broker	October 2025

*All rental amounts are approximate and subject to change without notice. Rent schedule provided upon accepted offer.

Features

- ▶ Professionally managed
- ▶ Concrete tilt-up construction
- ▶ Fully-sprinklered
- ▶ 24' warehouse ceilings
- ▶ Dock and grade loading per unit
- ▶ Air conditioning (select units)
- ▶ Proximity to public transit at United Boulevard
- ▶ 3 phase electrical service

Zoning

M2 (Industrial Business). ([Click link to view bylaw](#))

Additional Rent**

\$7.24 PSF per annum + 5% management fee on Basic Rent

**Based on budget from August 2025-July 2026



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