

FOR LEASE | INDUSTRIAL
84 NORTH BEND STREET
COQUITLAM, BC



- ▶ **Mayfair Industrial Park**
- ▶ **Warehouse/Office Units**

Location

Conveniently situated in Coquitlam, this multi-tenant complex is located just north of Shuswap Avenue and west 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 Café (off Loughheed Highway).

Highlights

- ▶ Easily accessed via Highway 1 and Loughheed Highway
- ▶ Dock & grade loading units
- ▶ Ample parking
- ▶ 4 points ingress/egress

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Available Areas

| Unit | Warehouse | Ground Floor Office | Second Floor | Total | Loading | Basic Rent | Total Monthly + GST* | Availability |
|------|-----------|---------------------|--------------|----------|-----------------|----------------|----------------------|--------------|
| 104 | 4,142 SF | 1,098 SF | 1,098 SF | 6,338 SF | 1 grade, 1 dock | Contact broker | Contact broker | Immediately |
| 106 | 5,027 SF | 663 SF | 663 SF | 6,353 SF | 1 grade, 1 dock | Contact broker | Contact broker | Immediately |

*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer. Total Monthly includes Basic and Additional Rent.

Zoning

M1 – General Industrial ([click to view bylaw](#))

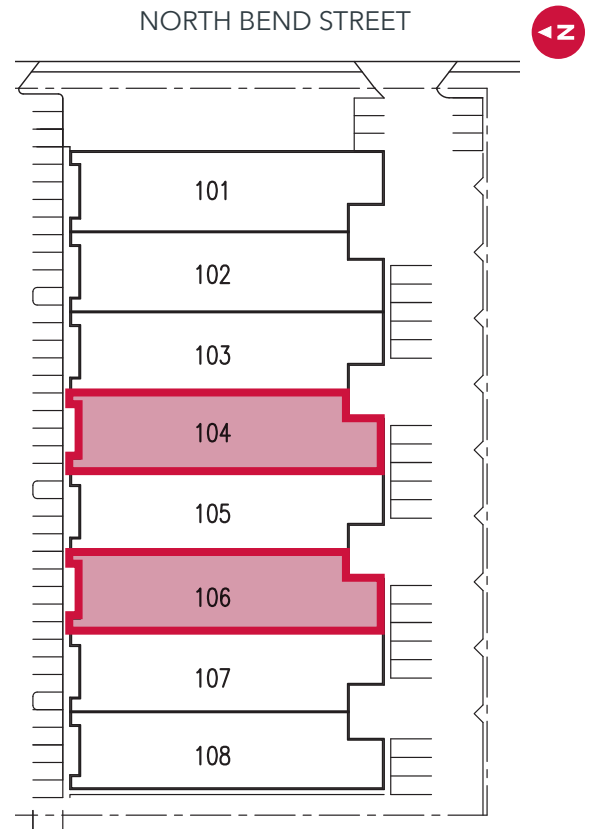
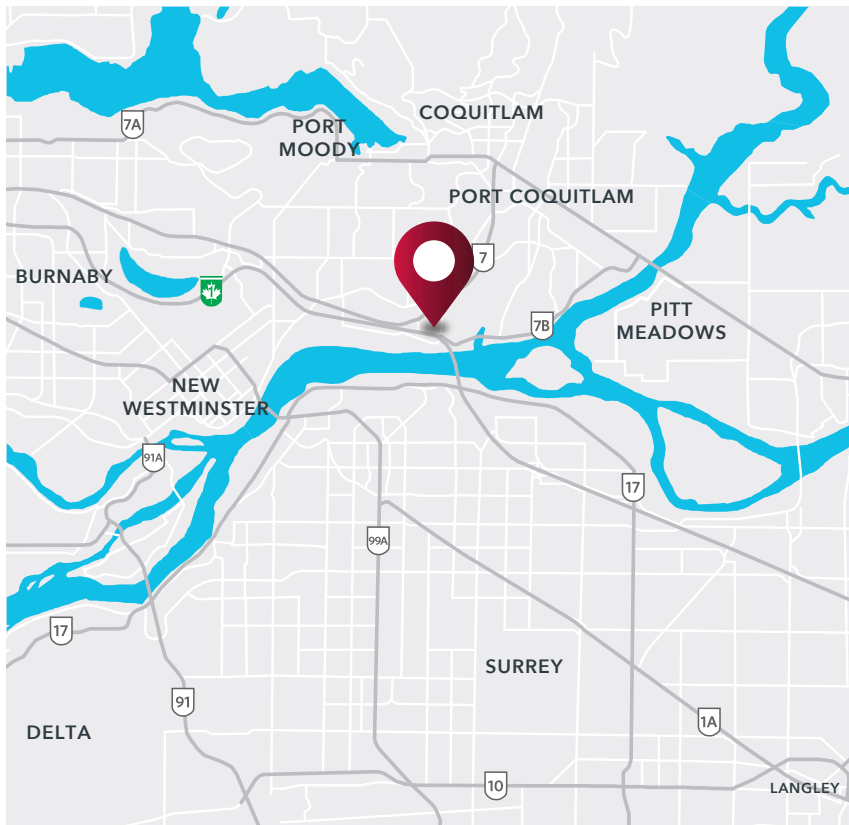
Additional Rent**

\$7.66 PSF per annum, not including management fee of 5% of Basic Rent

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

Features

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



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