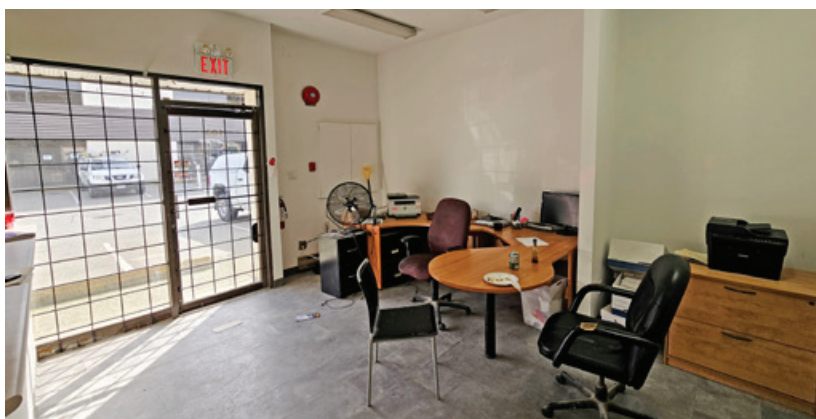


FOR SUBLEASE | INDUSTRIAL
#103 - 86 NORTH BEND STREET
COQUITLAM, BC



- 4,803 Warehouse/Office Unit
- Mayfair Industrial Park

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 Lougheed Highway).

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FOR SUBLEASE | INDUSTRIAL
#103 - 86 NORTH BEND STREET
COQUITLAM, BC



Available Area

Warehouse	3,161 SF
Office/showroom	821 SF
Second floor	821 SF
Total	4,803 SF

Zoning

M1 (General Industrial) – allowing for a wide range of light industrial uses. A full copy of bylaw will be provided upon request.

Basic Lease Rate

\$20.00 PSF

Taxes & Operating Costs

\$7.82 PSF plus 5% management fee of Basic Rent (2025 estimate)

Lease Expiry

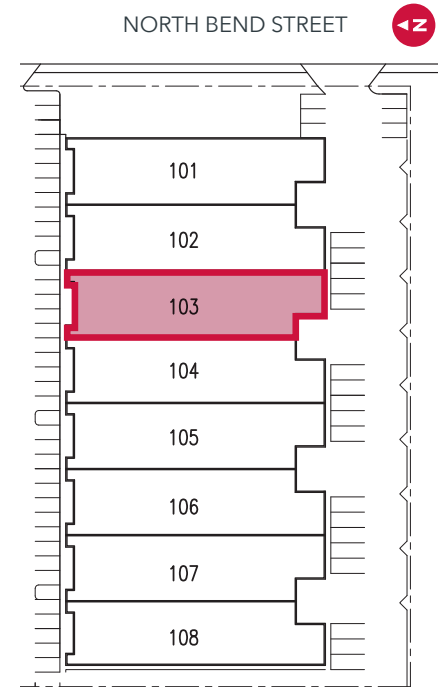
May 31, 2028

Availability

Contact agents

Features

- ▶ Professionally managed and owned building
- ▶ Concrete tilt-up construction
- ▶ Ample parking
- ▶ 4 points ingress/egress
- ▶ Fully-sprinklered
- ▶ 22' warehouse ceilings
- ▶ 3-phase electrical service
- ▶ 12' x 14' grade loading door
- ▶ Reception area
- ▶ 2 bathrooms (1 with shower)
- ▶ Easily accessed via Highway 1 and Lougheed Highway
- ▶ Proximity on public transit at United Boulevard



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