

**FOR LEASE**

# 91 Golden Drive

## Coquitlam, BC

From 4,100 sf to 11,520 sf of warehouse/office space within a professionally managed, multi-tenant facility



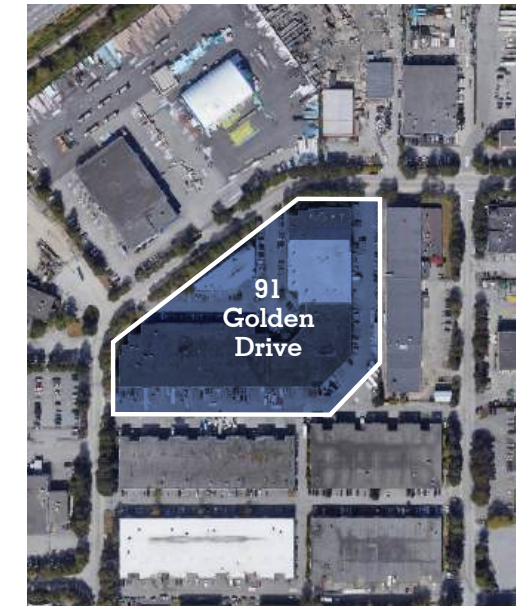
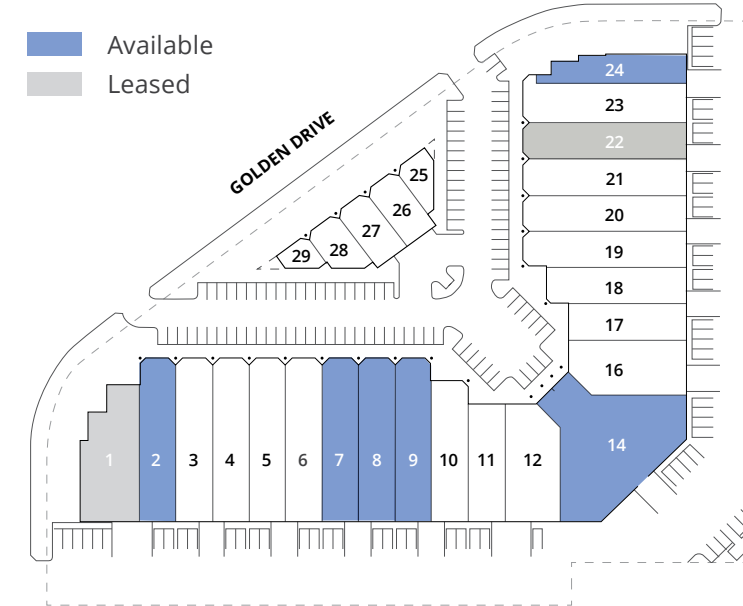
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Site plan



Property details

ZONING

M-2 (permits a wide range of industrial uses)

ADDITIONAL RENT

\$5.64 psf\*

\*Does not include management fees

Location

The property is located in the Mayfair Industrial Park, just west of United Boulevard on Golden Drive. The Mayfair area is an extremely popular industrial location due to its accessibility to the Trans-Canada and Lougheed Highways and the Mary Hill Bypass.

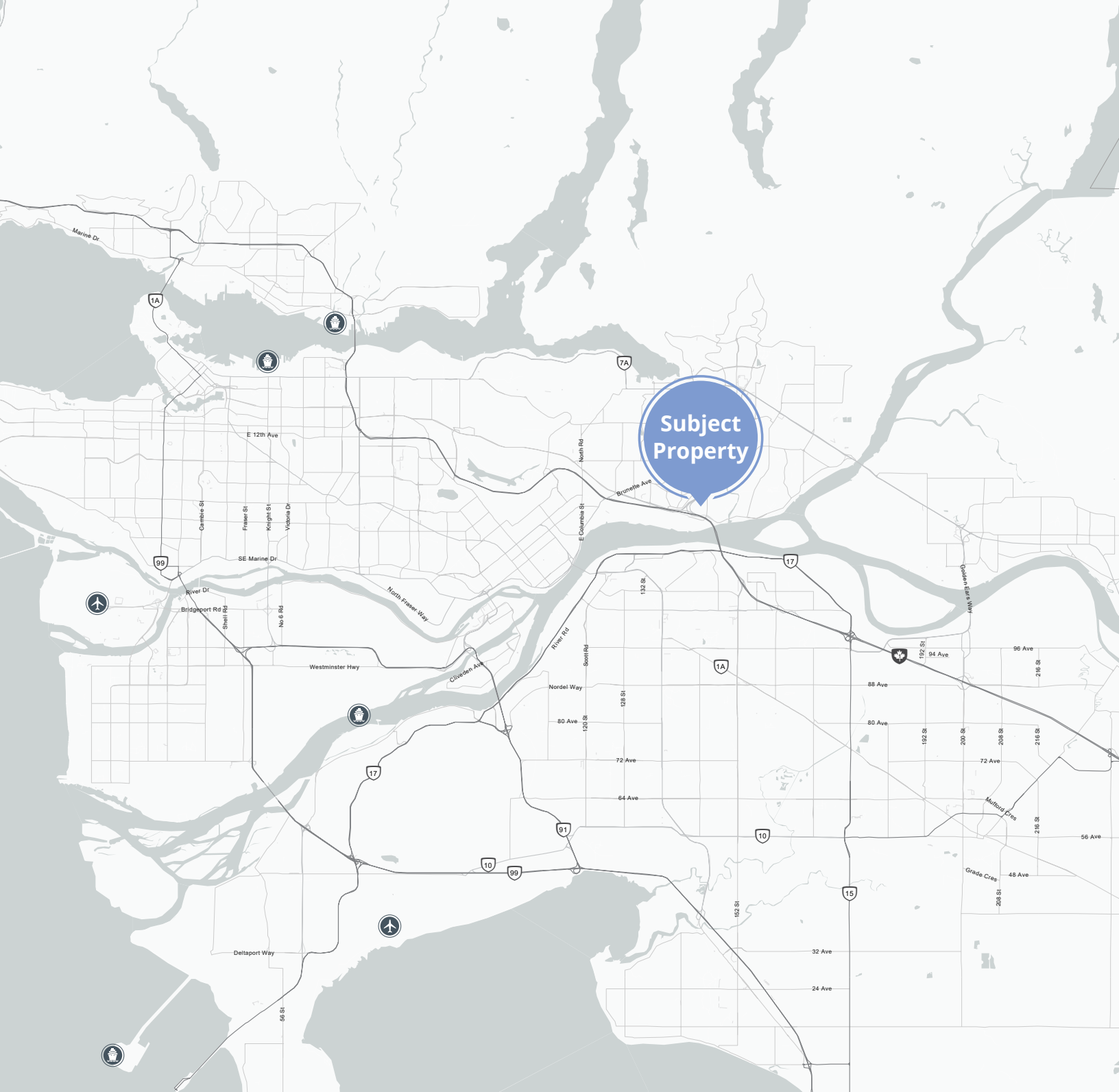
Current availabilities

	Unit 1	Unit 2	Unit 7	Unit 8 & 9	Unit 14	Unit 22	Unit 24
Warehouse (sf)	5,154	4,138	3,685	8,520	7,113	4,185	3,400
Office (sf)	76	847	1,300	1,500	1,384	80	700
Mezzanine (sf)		-	1,000	1,500	1,384		-
Total (sf)	5,230	4,985	5,985	11,520	9,881	4,265	4,100
Availability	Leased	Immediately	Immediately	Immediately	Immediately	Leased	Immediately
Promotional net lease rate (psf, per annum)	Leased	\$19.95	\$17.95	\$17.50	\$16.50	\$17.95	\$19.50

Property highlights

- Dock and grade loading doors
- 22' clear ceiling heights
- 3-phase electrical system
- Ample parking stalls on site





## Contact for more information

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