

FOR LEASE

91 Golden Drive

Coquitlam, BC

From 1,260 sf to 9,970 sf of warehouse/office space within a professionally managed, multi-tenant facility



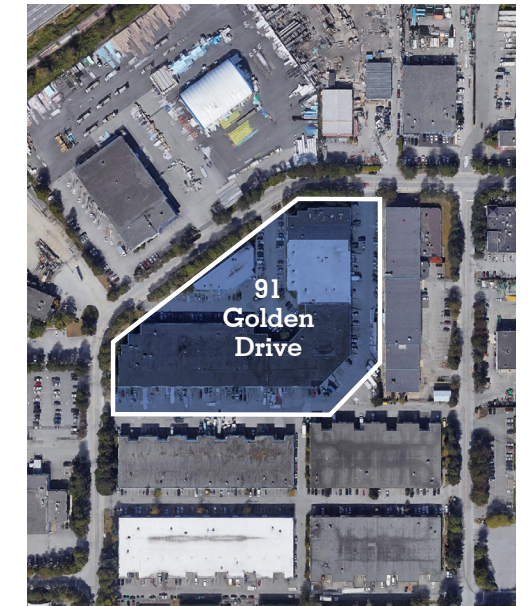
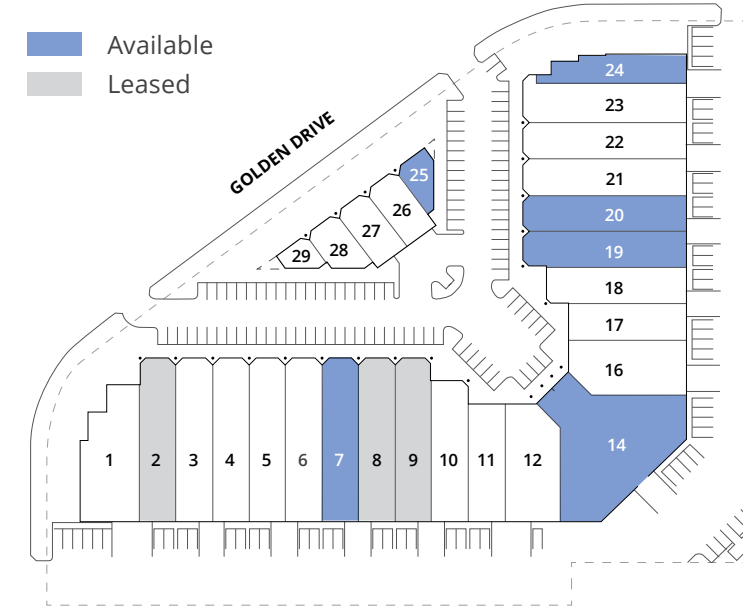
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Site plan



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.

Property highlights

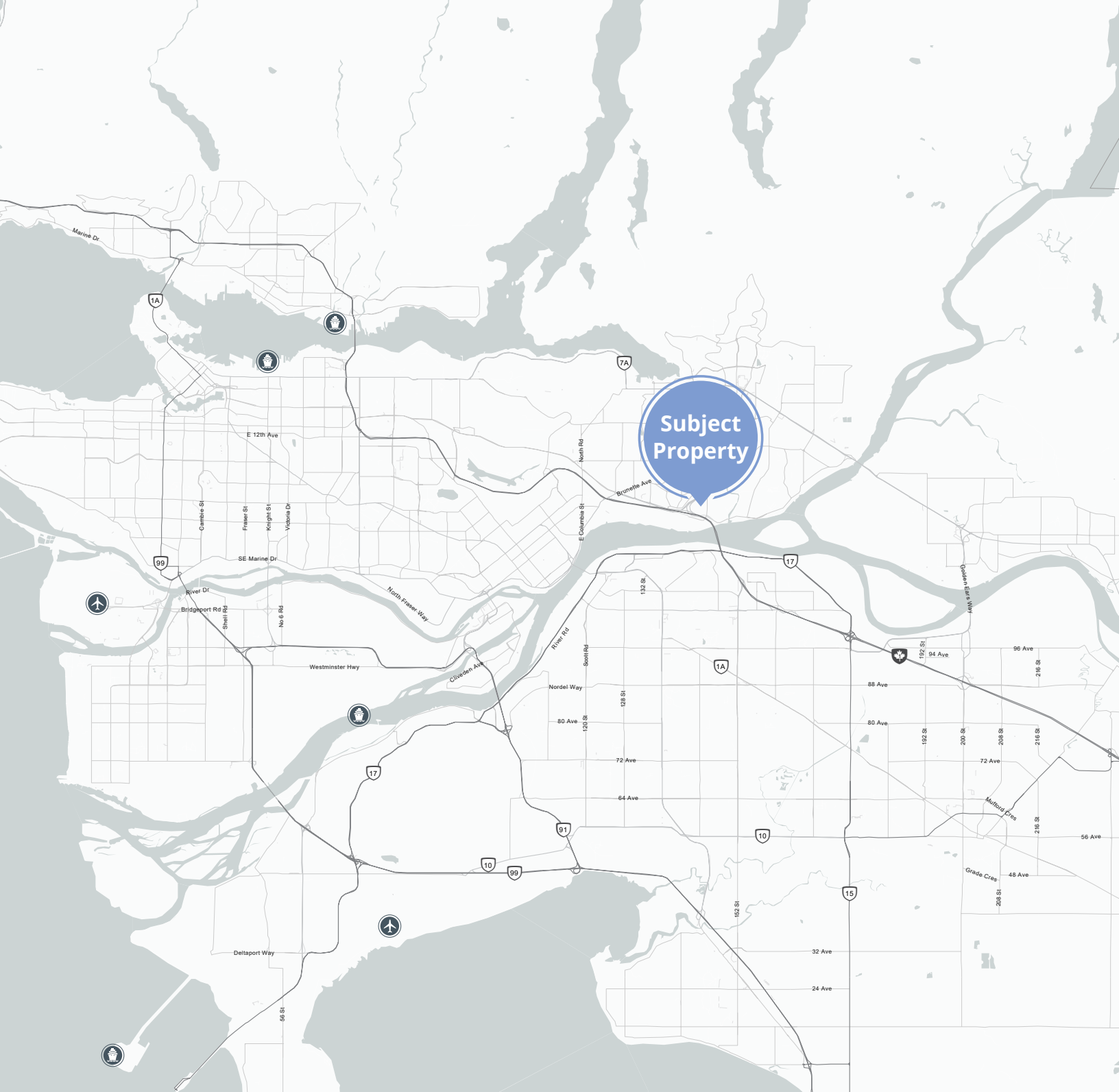
-  Dock and grade loading doors
-  22' clear ceiling heights
-  3-phase electrical system
-  Ample parking stalls on site

Current availabilities

	Unit 7	Unit 8 & 9	Unit 14	Unit 19 & 20	Unit 24	Unit 25
Warehouse (sf)	3,685	8,520	7,113	8,170	3,400	510
Office (sf)	1,300	1,500	1,384	1,800	700	750
Mezzanine (sf)	1,000	1,500	1,384	-	-	-
Total (sf)	5,985	11,520	9,881	9,970	4,100	1,260
Availability	Immediate	Immediate	Immediate	Contact listing agents	Immediate	60 days' notice
Asking rate (psf, per annum)	\$17.95	--	\$12.95*	Contact listing agents	\$19.50	\$23.00

*Year one (1) rate, market rates thereafter





Contact for more information

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