

FOR SUBLEASE

Unit 3 - 91 Golden Drive, Coquitlam

INDUSTRIAL / OFFICE UNIT WITH GREAT ACCESSIBILITY



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rennie

property highlights



PROPERTY OVERVIEW

Rare opportunity to sublease a high-quality 4,985 SF M-2 industrial unit in Coquitlam's sought-after Mayfair Industrial Park. This functional space features 22' clear ceiling heights, 3-phase power, and both dock and grade loading, offering excellent flexibility for warehousing, distribution, or light industrial users. Centrally located with convenient access to Lougheed Highway and Highway 1, providing efficient connectivity throughout Metro Vancouver.

ZONING

M-2 (General Industrial District) — allowing for a wide range of light industrial uses

GROSS LEASABLE AREA

4,987 SF

BASIC RENT

\$18 per square foot

ADDITIONAL RENT

\$7.41 per square foot (est. 2026)

LOADING

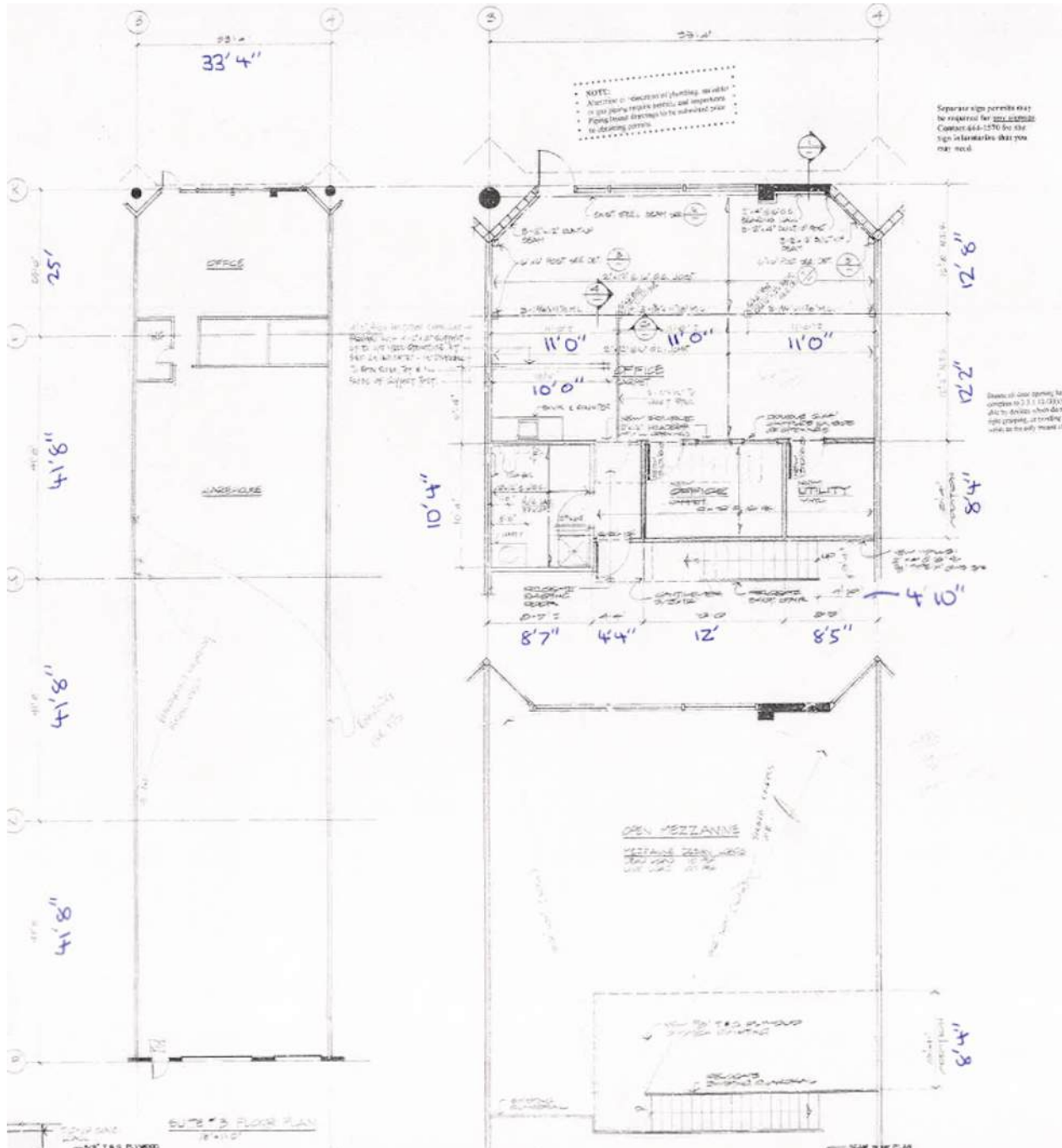
Dock and Grade loading

CEILING HEIGHT

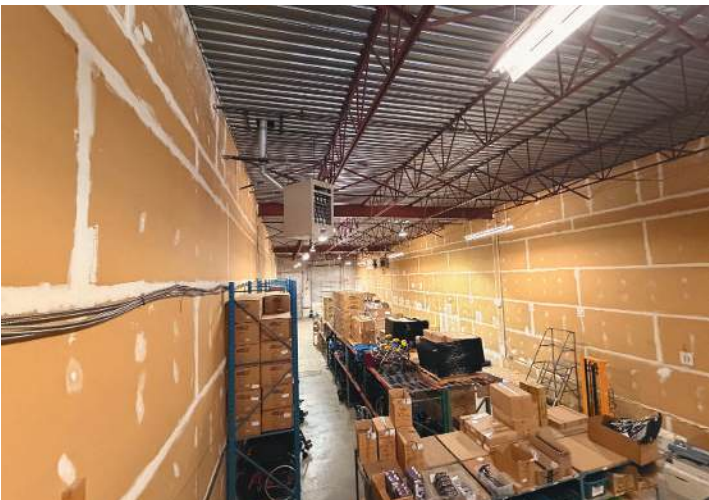
22 feet



floor plan



site pictures



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