

**AVISON  
YOUNG**

# For Lease

**91 Golden Drive**  
Coquitlam, BC



From 4,100 sf to 10,861 sf of warehouse/  
office space within a professionally  
managed, multi-tenant facility

**Kyle S. Blyth\***, Principal  
604 647 5088  
[kyle.blyth@avisonyoung.com](mailto:kyle.blyth@avisonyoung.com)  
*\*Kyle Blyth Personal Real Estate Corporation*

**Ben Lutes**, Executive Vice President  
604 646 8382  
[ben.lutes@avisonyoung.com](mailto:ben.lutes@avisonyoung.com)





Site plan



Property details

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

**ADDITIONAL RENT**  
\$5.43 psf\*  
*\*Does not include management fees*

**LEASE RATE**  
Contact listing agents

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

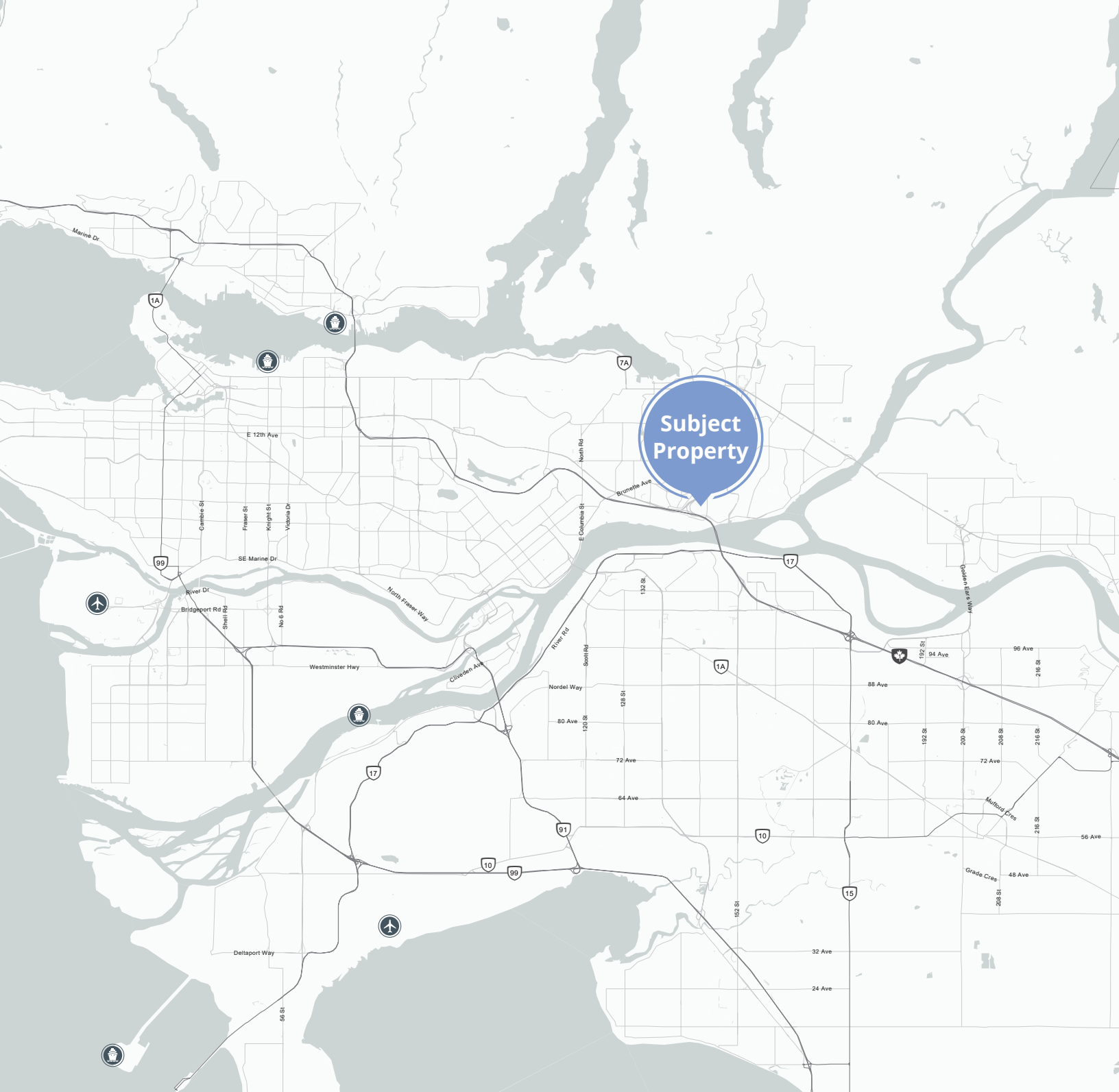
Current availabilities

	Unit 1*	Unit 2*	Unit 4	Unit 22	Unit 24
Warehouse (sf)	5,064	4,100	4,083	4,185	3,400
Office (sf)	784	847	902	800	700
Total (sf)	5,848	4,947	4,985	4,985	4,100

Availability	Immediate	Immediate	Oct 1, 2025	Dec 1, 2025	30-60 days' notice
--------------	-----------	-----------	-------------	-------------	--------------------

*\*Units 1 & 2 can be combined*





## Contact for more information

**Kyle S. Blyth\***, Principal  
604 647 5088  
kyle.blyth@avisonyoung.com  
*\*Kyle Blyth Personal Real Estate Corporation*

**Ben Lutes**, Executive Vice President  
604 646 8382  
ben.lutes@avisonyoung.com

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

**AVISON  
YOUNG**

**CANADA'S  
BEST  
MANAGED  
COMPANIES**  
Platinum member

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.