

# For Lease

## 91 Golden Drive Coquitlam, BC

Avison Young is pleased to present the opportunity to lease 10,861 sf of shell warehouse space within a professionally managed, multi-tenant facility.



**Ben Lutes**, Executive Vice President  
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**AVISON  
YOUNG**

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## Highlights

### CEILING HEIGHT

22' clear

### LOADING

Dock and grade level loading

### ELECTRICAL

Three phase electrical system

### PARKING

Ample parking stalls on site

### 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

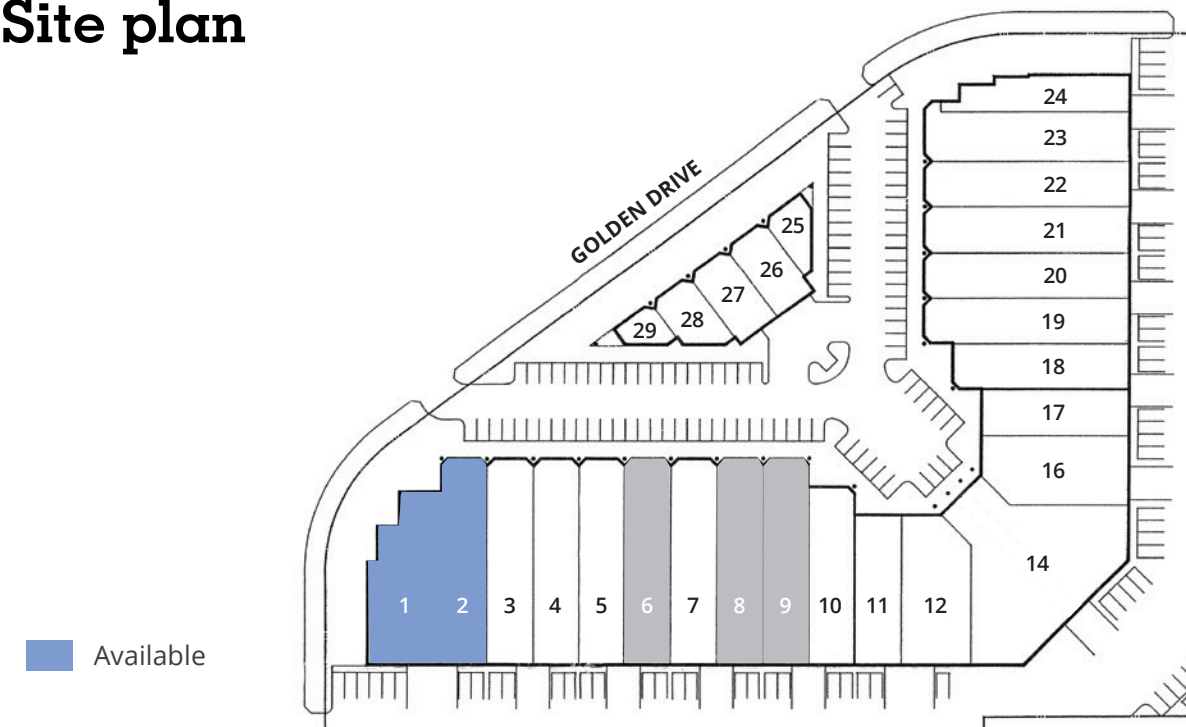
The properties are located in the Mayfair Industrial Park, just west of United Boulevard on Golden Drive. The Mayfair area is an extremely popular industrial location due to its accessibility to the Trans-Canada and Lougheed Highways and the Mary Hill Bypass.

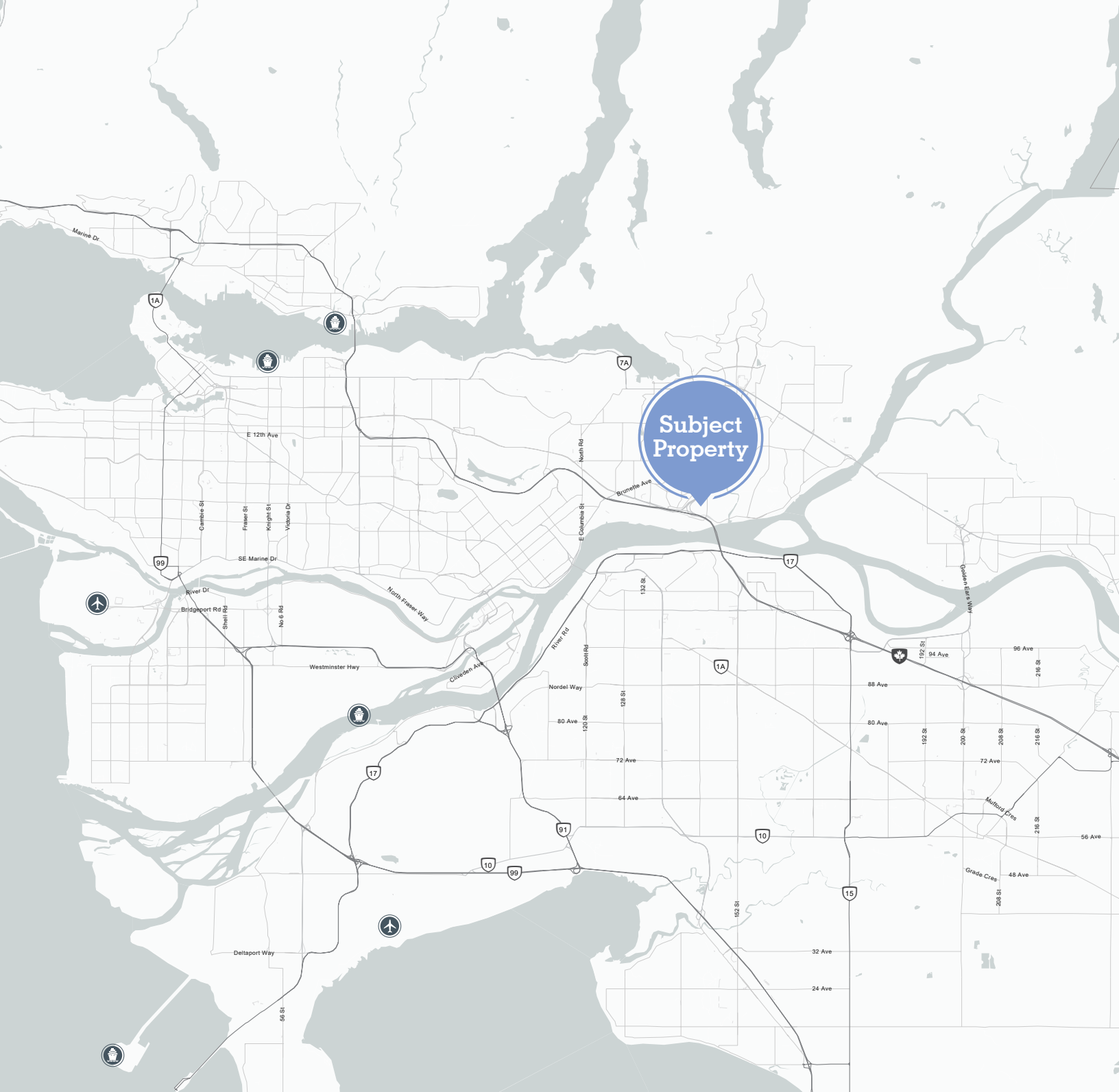


## Current availabilities

	Unit 1 & 2	Unit 6	Unit 8 & 9
Warehouse (sf)	10,861	3,896	8,520
Office (sf)	-	1,089	1,500
Mezzanine (sf)	-	-	1,500
Total (sf)	10,861	4,985	11,520
Availability	November 1, 2024	LEASED	LEASED

## Site plan





## Contact us for more information

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**BEST  
MANAGED  
COMPANIES**  
Platinum member

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