

**AVISON
YOUNG**

For Lease

81 Golden Drive
Coquitlam, BC



From 4,066 sf to 12,898 sf of warehouse/
office space within a professionally
managed, multi-tenant facility

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Ben Lutes, Executive Vice President
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Property details

ZONING

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

ADDITIONAL RENT

\$5.22 psf* (estimated for 2025)
**Does not include management fees*

LEASE RATE

Contact listing agents

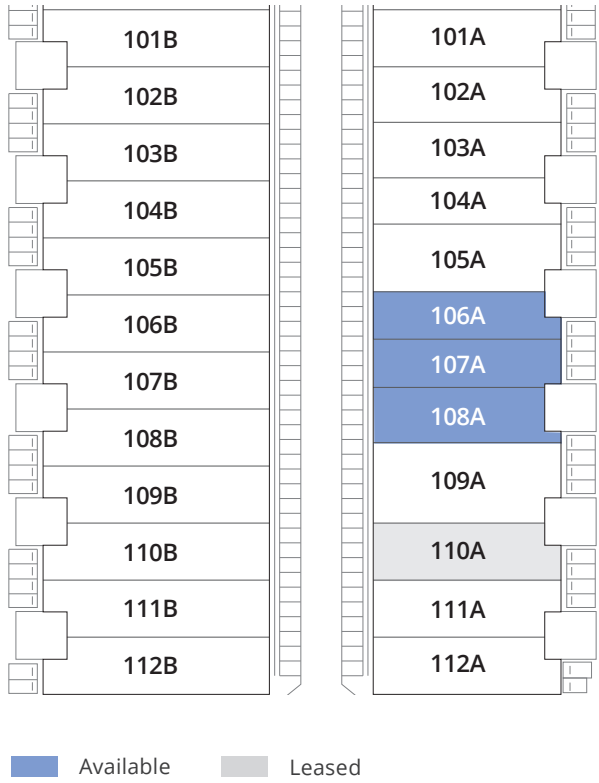
Location

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

Site plan

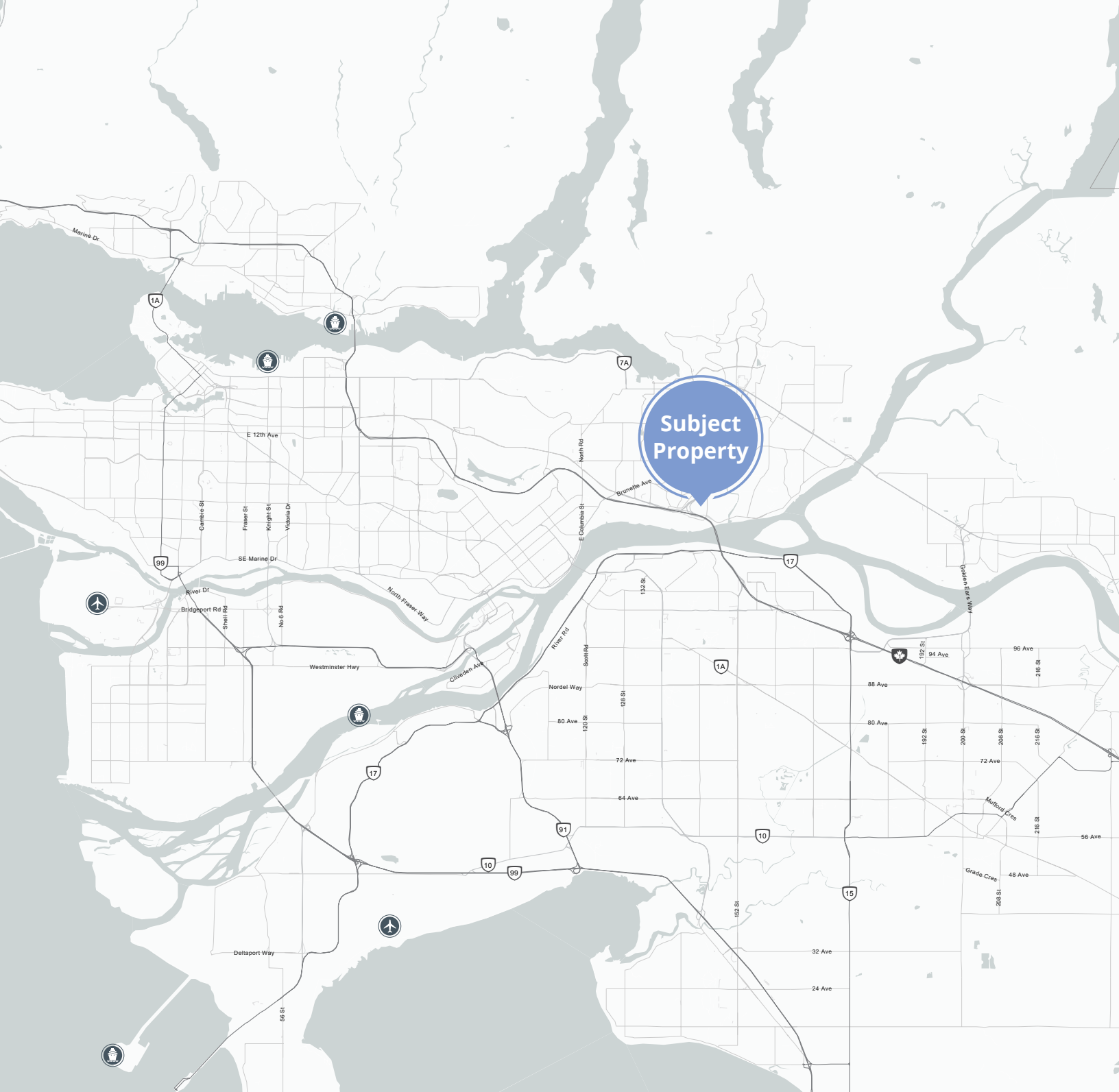


Current availabilities

	106A*	107A*	108A*	110A
Warehouse (sf)	3,366	3,366	3,466	3,366
Office (sf)	700	700	600	700
Mezzanine (sf)	-	700	-	-
Total (sf)	4,066	4,766	4,066	4,066
Availability	Oct 1, 2025	Oct 1, 2025	Jan 1, 2026	LEASED

**Units 106A, 107A, & 108A can be combined for up to 12,898 sf*





Contact for more information

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