

For Lease

81 Golden Drive

Coquitlam, BC

Avison Young is pleased to present the opportunity to lease 4,066 sf of warehouse/ office space within a professionally managed, multi-tenant facility.



Ben Lutes, Executive Vice President
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**Kyle Blyth Personal Real Estate Corporation*

**AVISON
YOUNG**

81 Golden Drive Coquitlam, BC



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

\$5.17 psf*
(estimated for 2024)

**Does not include management fees*

LEASE RATE

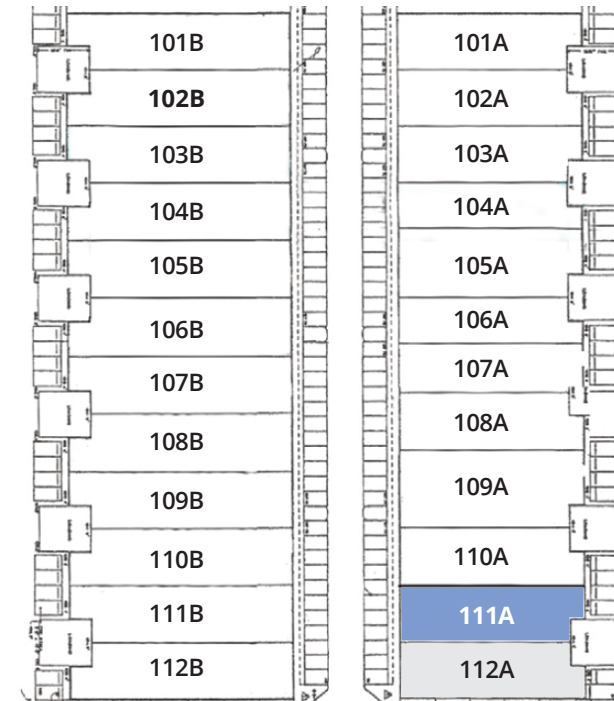
Contact listing agents

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.



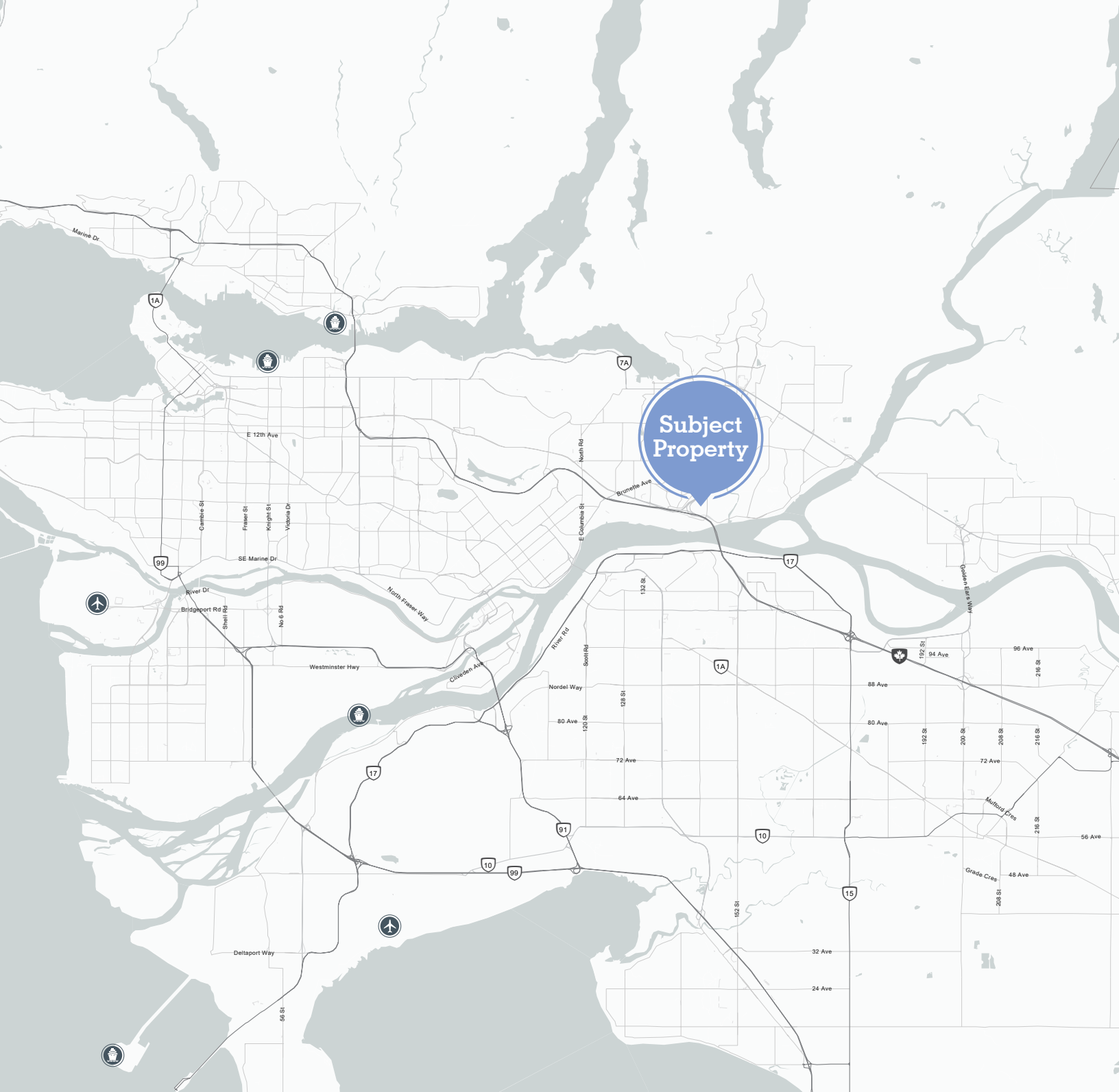
Site plan



Current availabilities

	111A	112A
Warehouse (sf)	3,146	3,316
Office (sf)	920	750
Total (sf)	4,066	4,066
Availability	Immediate	Leased





Contact us for more information

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