

FOR SUBLEASE

Unit 108 - 86 North Bend Street Coquitlam

INDUSTRIAL / OFFICE UNIT WITH GREAT ACCESSIBILITY



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rennie

property highlights



PROPERTY OVERVIEW

Welcome to Mayfair Industrial Park. This multi-tenant complex in Coquitlam sits just north of Shuswap Avenue and west of United Boulevard, offering seamless access to the Trans-Canada Highway (Highway 1).

ZONING

M-1 (General Industrial) — allowing for a wide range of light industrial uses

GROSS LEASABLE AREA

7,340 SF
(Warehouse area: 4,300 SF)
(Office area: 1,520 SF)
(Mezzanine area: 1,520 SF)

BASIC RENT

\$19 per square foot

ADDITIONAL RENT

\$7.08 per square foot (est. 2026)

LOADING

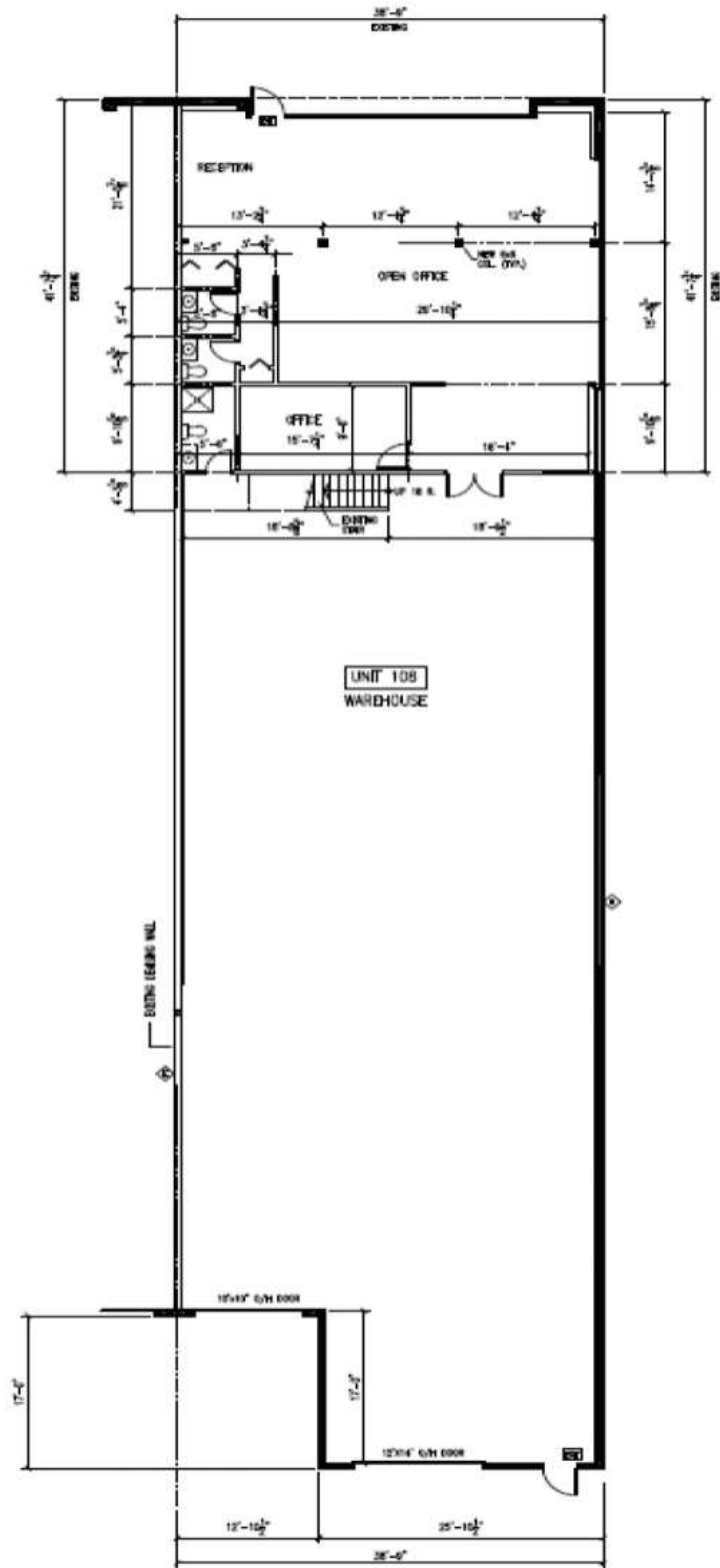
Dock and Grade loading

CEILING HEIGHT

22 feet

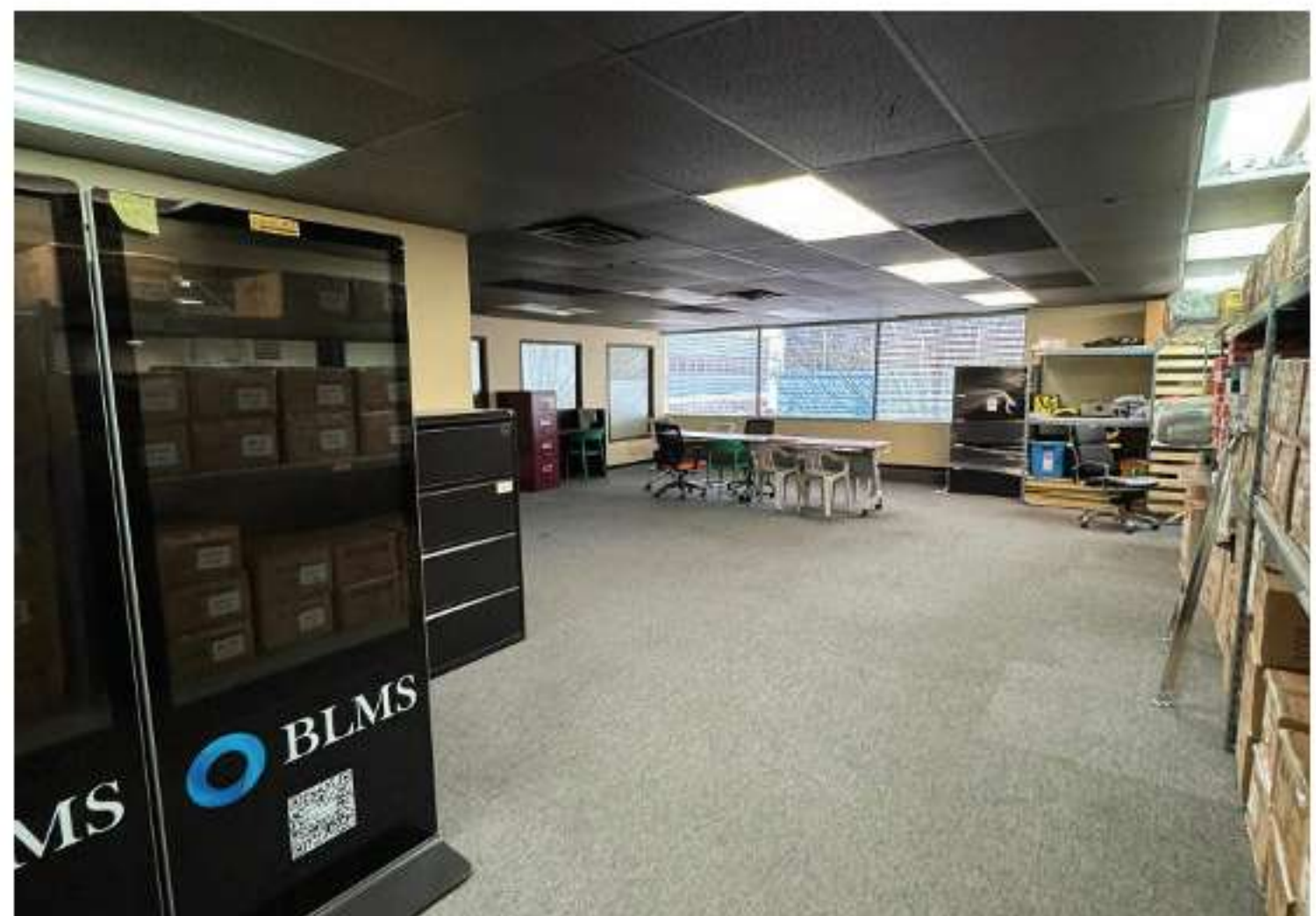


floor plan



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

site pictures



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