

FOR SUBLEASE | INDUSTRIAL
#103 - 86 NORTH BEND STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **4,803 Warehouse/Office Unit**
- **Mayfair Industrial Park**

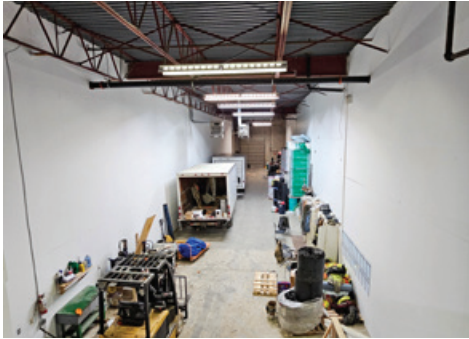
Location

Conveniently situated in Coquitlam, this multi-tenant complex is located just north of Shuswap Avenue and west of United Boulevard, which connects to the Trans-Canada Highway (Highway 1). There are many amenities nearby the complex including Micky's Public House, the Hard Rock Casino, Starbucks, and Cactus Club Café (off Lougheed Highway).

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

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Available Area

Warehouse	3,161 SF
Office/showroom	821 SF
Second floor	821 SF
Total	4,803 SF

Zoning

M1 (General Industrial) – allowing for a wide range of light industrial uses. A full copy of bylaw will be provided upon request.

Basic Lease Rate

\$20.00 \$17.50 PSF

Taxes & Operating Costs

\$8.82 PSF including 5% management fee of Basic Rent (2025 estimate)

Total Monthly Rent

\$10,534.58 plus GST and utilities

Lease Expiry

May 31, 2028

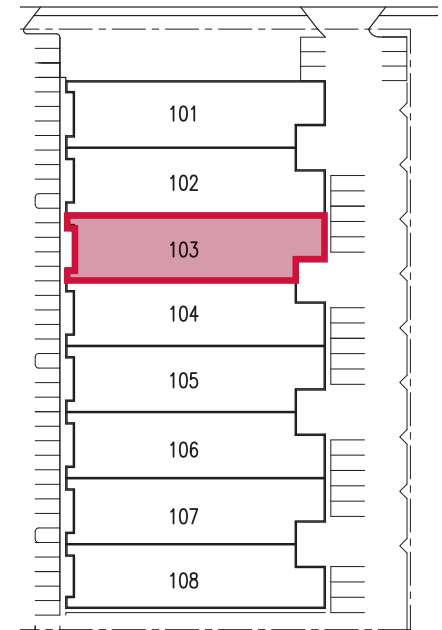
Availability

Immediately

Features

- ▶ Professionally managed and owned building
- ▶ Concrete tilt-up construction
- ▶ Ample parking
- ▶ 4 points ingress/egress
- ▶ Fully-sprinklered
- ▶ 22' warehouse ceilings
- ▶ 3-phase electrical service
- ▶ 12' x 14' grade loading door
- ▶ Reception area
- ▶ 2 bathrooms (1 with shower)
- ▶ Easily accessed via Highway 1 and Lougheed Highway
- ▶ Proximity on public transit at United Boulevard

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