

FOR SUBLEASE

Unit 108 - 86 North Bend Street Coquitlam

INDUSTRIAL / OFFICE UNIT WITH GREAT ACCESSIBILITY



Jason Lai

PERSONAL REAL ESTATE CORPORATION

778.996.1788

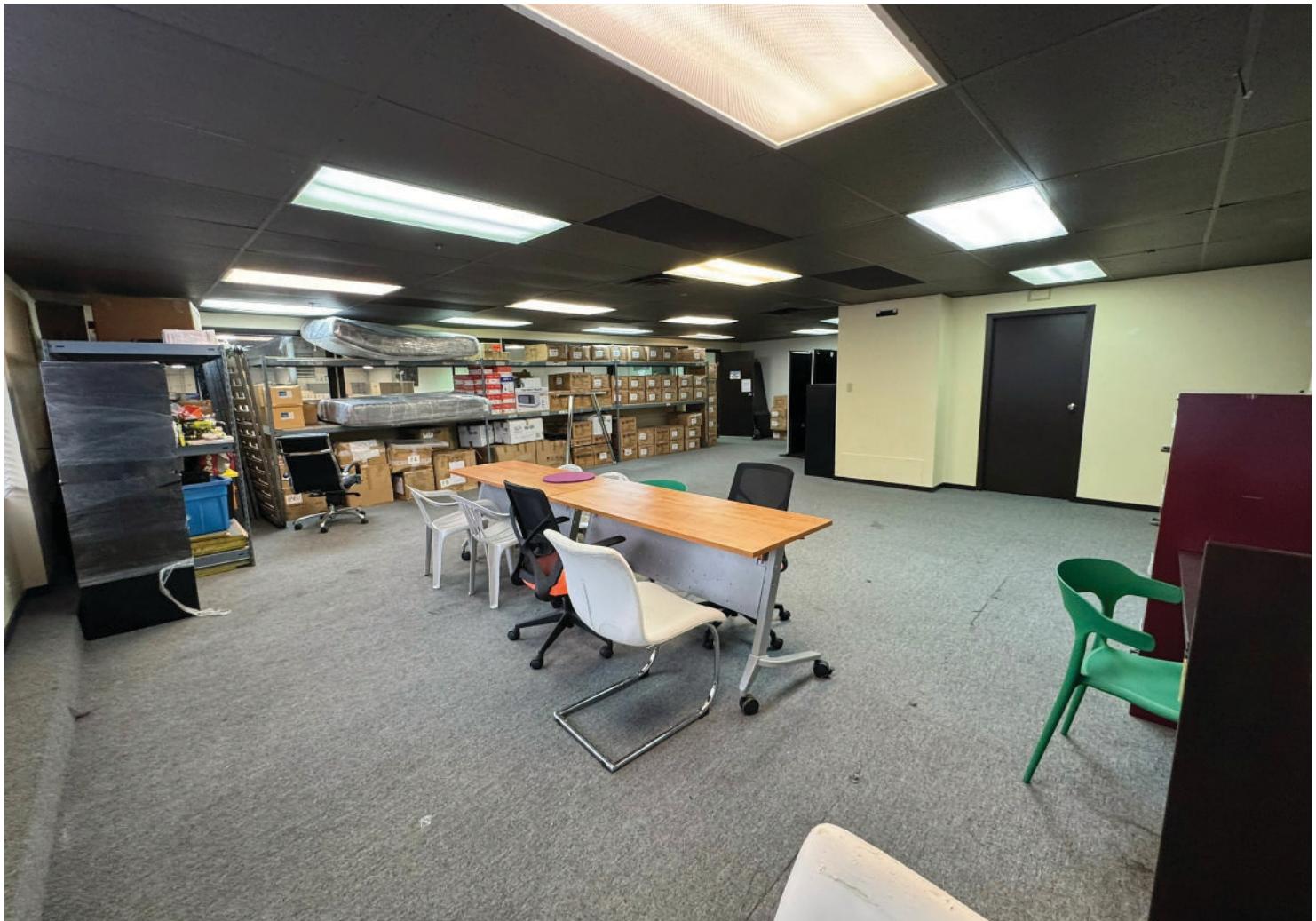
Amber Wang

COMMERCIAL REAL ESTATE ADVISOR

604.723.1071

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

\$21.66 per square foot

ADDITIONAL RENT

\$7.08 per square foot (est. 2025)

LOADING

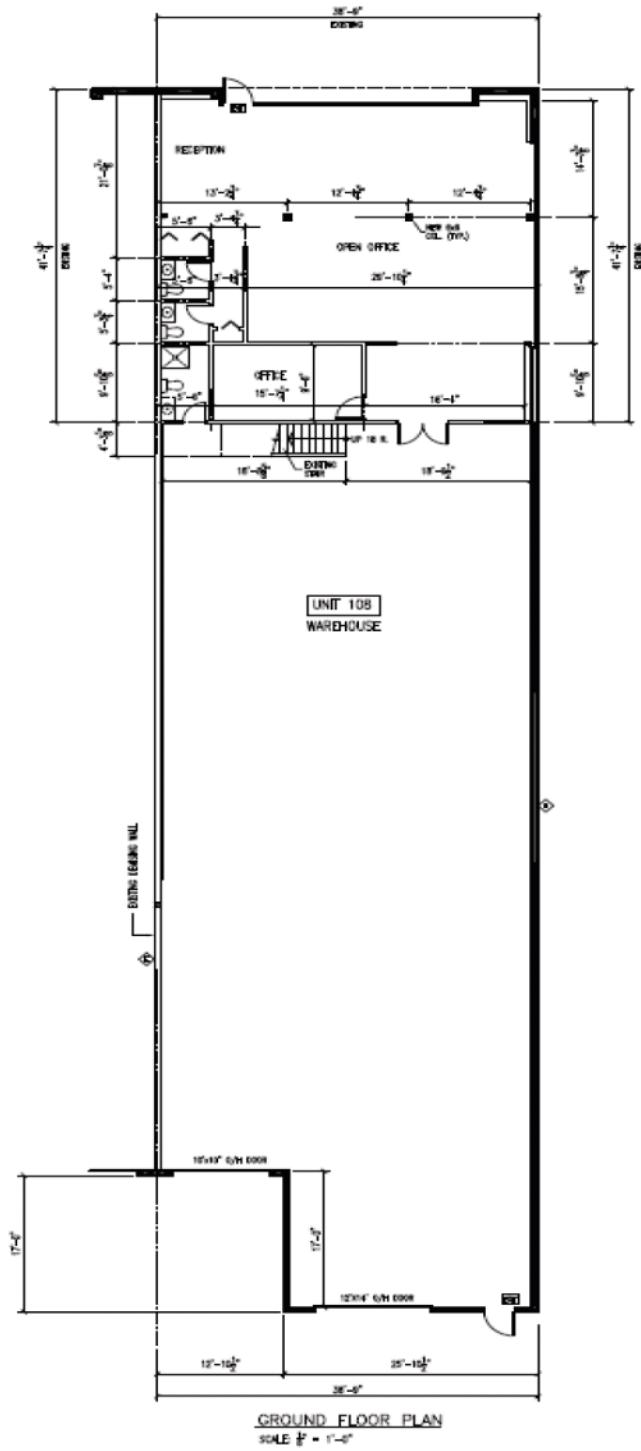
Dock and Grade loading

CEILING HEIGHT

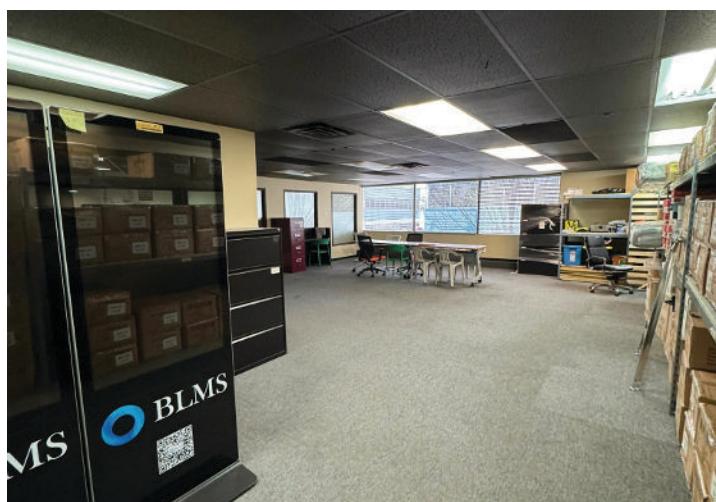
22 feet



floor plan



site pictures



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778.996.1788

jlai@rennie.com

rennie.com/jasonlai

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awang@rennie.com

rennie.com/amberwang

**rennie & associates
realty ltd.**110-1650 West 1st Ave
Vancouver, BC V6J 1G1

604.682.2088

rennie.com

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The logo for Rennie, featuring the word "rennie" in a lowercase, bold, sans-serif font.