

**AVISON
YOUNG**

For Sublease

**80 Golden Drive
Coquitlam, BC**



17,812 sf warehouse/
office with 1.33 acres of
yard space in Mayfair
Industrial Park

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Property details

AVAILABLE AREA

Warehouse / Shop	14,732 sf
Second Floor Office	3,080 sf

Total Area*	17,812 sf
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**Option to sublease an additional 2,210 sf of second floor office*

Excess Yard Area 1.33 acres

AVAILABILITY

Flexible – please contacting listing agents

SUBLEASE RATE

Please contact listing agents

ADDITIONAL RENT

To be confirmed

SUBLEASE EXPIRY*

February 28th, 2029

**Potential for renewal options*

ZONING

M-1 General Industrial permits a wide range of industrial uses including, but not limited to manufacturing, storage, distribution, and wholesale.

Opportunity

Avison Young presents an exclusive opportunity to sublease 17,812 sf of warehouse/shop space with second floor offices, and 1.33 acres of paved/secured excess yard space.

Location

Centrally located in Coquitlam's Mayfair Industrial Park, the property is situated just two minutes west of United Boulevard, providing easy access to Highway 1 (Trans-Canada Highway), Highway 7, the Mary Hill Bypass and Port Mann Bridge.

Key features



Corner property with outstanding exposure



Truck/equipment service style facility with twelve (12) drive-in bays



Professionally finished office space with a separate entrance, private offices and a boardroom



Gated and secured yard area



Multiple points of access and egress

Warehouse/shop

- Concrete tilt-up construction
- 22' clear ceiling height
- Twelve (12) 16' x 12' grade loading doors
- Ample, 3-phase power
- In-floor radiant heating
- Fully sprinklered
- Two (2) single track overhead cranes
- Inspection pit

Second floor office

- Six (6) private offices
- Open workstations
- Large boardroom
- T-bar ceiling
- HVAC throughout
- Ample glazing
- Existing office furniture available

Yard area

- Partially paved and fully fenced
- Security lighting
- Three (3) points of access/egress





Drive times

02 minutes to Highway 7

03 minutes to Mary Hill Bypass

05 minutes to Port Mann Bridge

02 minutes to United Boulevard

05 minutes to Highway 1

08 minutes to Surrey

Contact for more information

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member