

FOR LEASE | INDUSTRIAL
84 NORTH BEND STREET
COQUITLAM, BC



- **Mayfair Industrial Park**
- **Warehouse/Office Units**

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).

Highlights

- Easily accessed via Highway 1 and Lougheed Highway
- Dock & grade loading units
- Ample parking
- 4 points ingress/egress

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Available Areas

Unit	Warehouse	Ground Floor Office	Second Floor	Total	Loading	Basic Rent	Total Monthly + GST*	Availability
106	5,027 SF	663 SF	663 SF	6,353 SF	1 grade, 1 dock	Contact broker	Contact broker	Immediately

*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer. Total Monthly includes Basic and Additional Rent.

Zoning

M1 – General Industrial ([click to view bylaw](#))

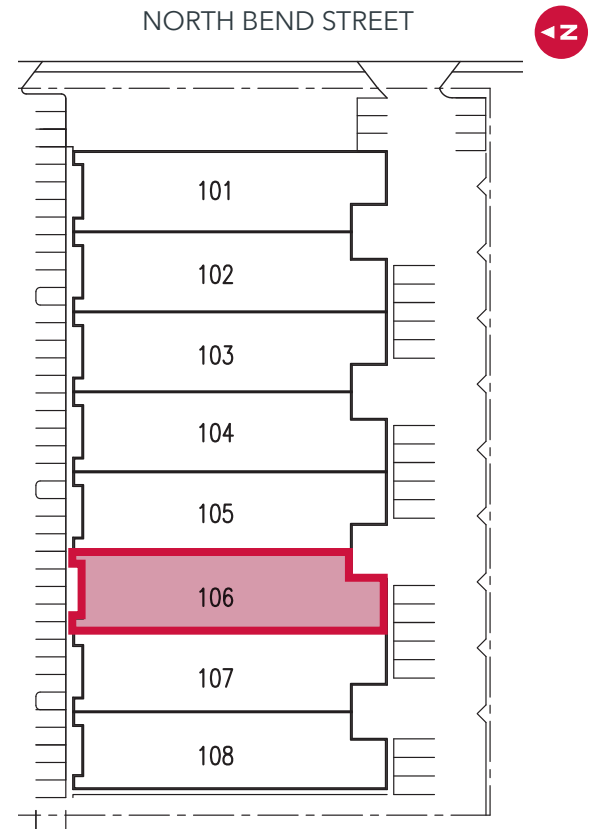
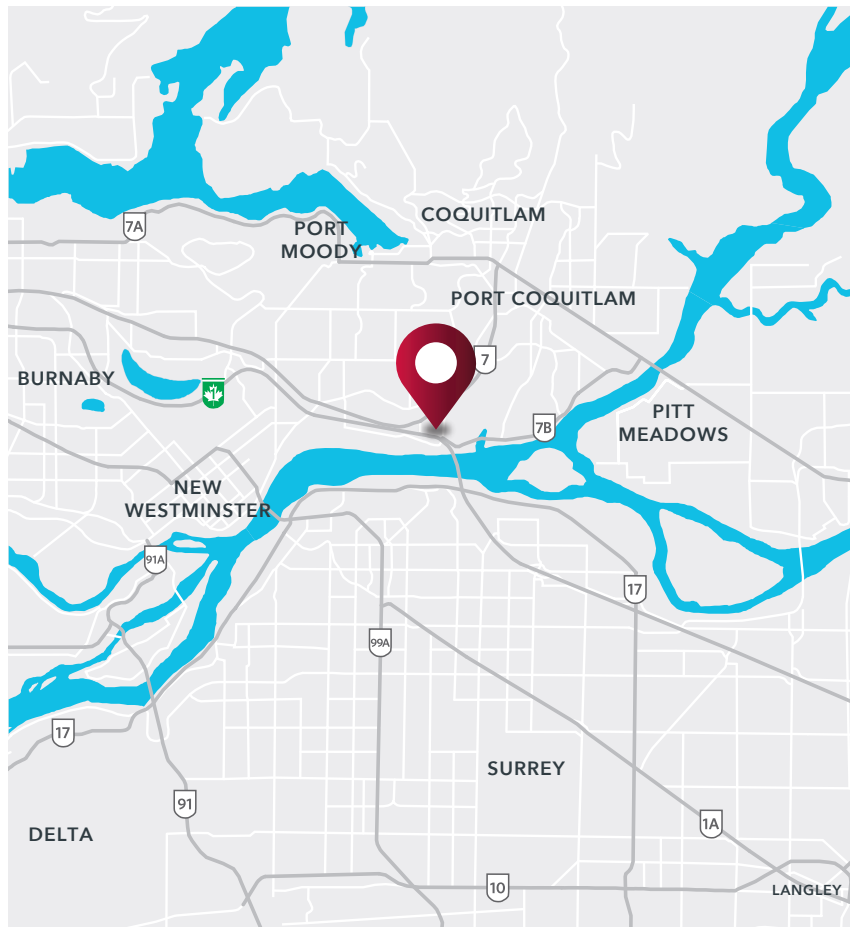
Additional Rent**

\$8.11 PSF per annum, not including management fee of 5% of Basic Rent

**Based on an annual budget from August 2026 to July 2027.

Features

- ▶ Professionally managed and owned
- ▶ Concrete tilt-up construction
- ▶ Fully-sprinklered
- ▶ 22' warehouse ceilings
- ▶ Dock and grade loading per unit
- ▶ Air conditioning (select units)
- ▶ Proximity on public transit at United Boulevard
- ▶ 3-phase electrical service



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