

FOR LEASE | INDUSTRIAL
86 NORTH BEND STREET
COQUITLAM, BC



- ▶ **Mayfair Industrial Park**
- ▶ **Warehouse/Office Unit**

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 Cafe (off Loughheed Highway).

Highlights

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

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Available Areas

Unit	Warehouse	Ground Fl. Office	Second Fl. Office	Total	Loading	Basic Rent	Total Monthly + GST*	Availability
101-102	9,095 SF	2,258 SF	2,228 SF	13,581 SF	2 dock 2 grade	Contact Broker	Contact Broker	30 Days Notice

*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) – allowing for a wide range of light industrial uses.

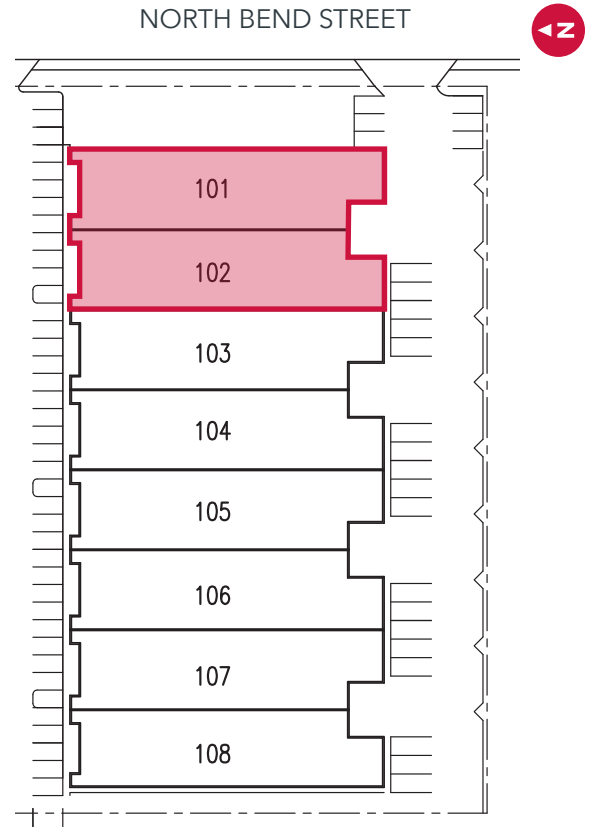
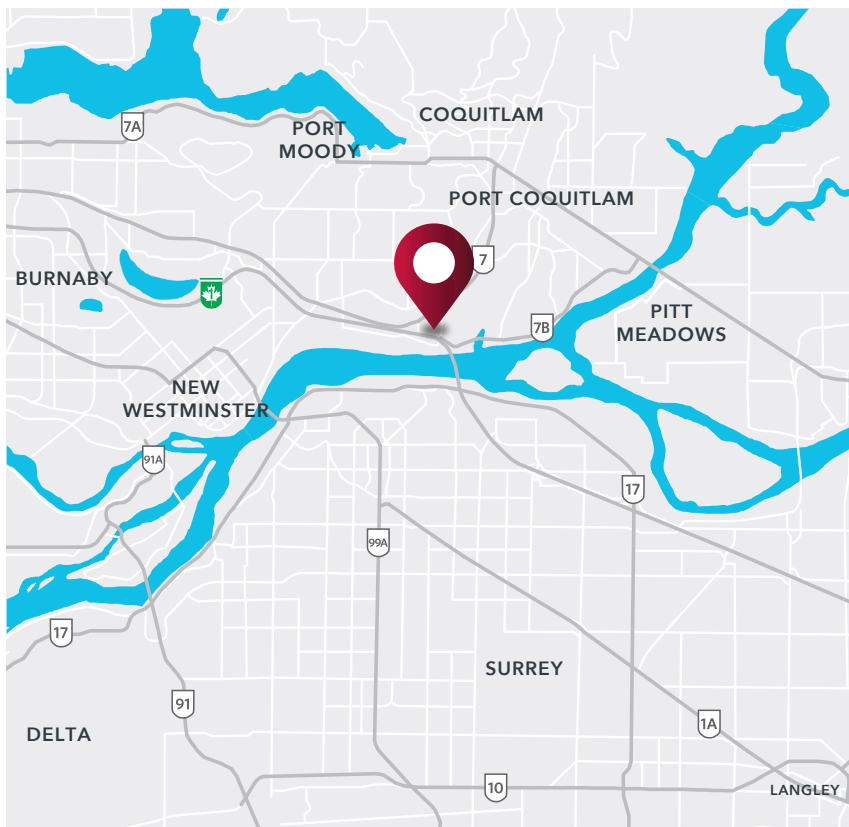
Additional Rent**

\$7.92 PSF per annum, not including management fee of 5% of Basic Rent

**Based on an annual budget from August 2025 to July 2026.

Features

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



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