



# FOR LEASE

2429-2431 & 2405-2407 Canoe Avenue,  
Coquitlam

**REDUCED LEASE RATE**



For more information, please contact

**Derek Tullis 604.931.5551**

Personal Real Estate Corporation

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## Executive Summary

### OPPORTUNITY

Opportunity to lease warehouse space in Coquitlam within the Mayfair Industrial park.

### LOCATION

The subject property is centrally located in Coquitlam with easy access to major Highways.

### AVAILABILITY

#### 2405 Canoe Avenue - 3,300 sqft\*

##### FEATURES:

- 500 sqft office
- 2,800 sqft warehouse
- One loading dock
- One washroom
- 100 Amp 3-phase Power Supply

Base Rent	\$17.00 per sqft
Additional Rent	<u>\$ 9.28 per sq ft</u>
<b>Total Gross Monthly Rent</b>	<b>\$7,227.00 (plus GST)</b>

#### 2407 Canoe Avenue - 3,300 sqft\*

##### FEATURES:

- One washroom
- Open shell
- One loading dock
- Sublease available Jan 1, 2026
- Headlease available Jan 1, 2027
- 200 Amp 3-phase Power Supply

Base Rent	\$17.00 per sqft
Additional Rent	<u>\$ 9.28 per sq ft</u>
<b>Total Gross Monthly Rent</b>	<b>\$7,227.00 (plus GST)</b>

#### 2429 Canoe Avenue - 3,300 sqft\*\*

##### FEATURES:

- 720 sqft office
- 2,436 sqft warehouse
- Mainfloor showroom with two washrooms and one private office.
- Open Mezzanine
- 100 Amp 3-phase Power Supply

Base Rent	\$17.00 per sqft
Additional Rent	<u>\$ 9.51 per sq ft</u>
<b>Total Gross Monthly Rent</b>	<b>\$7,290.25 (plus GST)</b>

#### 2431 Canoe Avenue - 4,700 sqft\*\*

##### FEATURES:

- 704 sqft office
- 3,868 sqft warehouse
- Rough in washroom in warehouse
- Two main floor offices
- Bathroom
- Showroom
- Kitchenette
- 200 Amp 3-phase Power Supply

Base Rent	\$17.00 per sqft
Additional Rent	<u>\$ 9.51 per sq ft</u>
<b>Total Gross Monthly Rent</b>	<b>\$10,383.08 (plus GST)</b>

**CEILING HEIGHT** 20'

**ZONING** M2 - Ask agent for further details

**ADDITIONAL NOTES** Dock loading can be converted to Grade Loading

\* units 2405 & 2407 can be combined to lease a total of 6,600 sqft

\*\* units 2429 & 2431 can be combined to lease a total of 8,000 sqft

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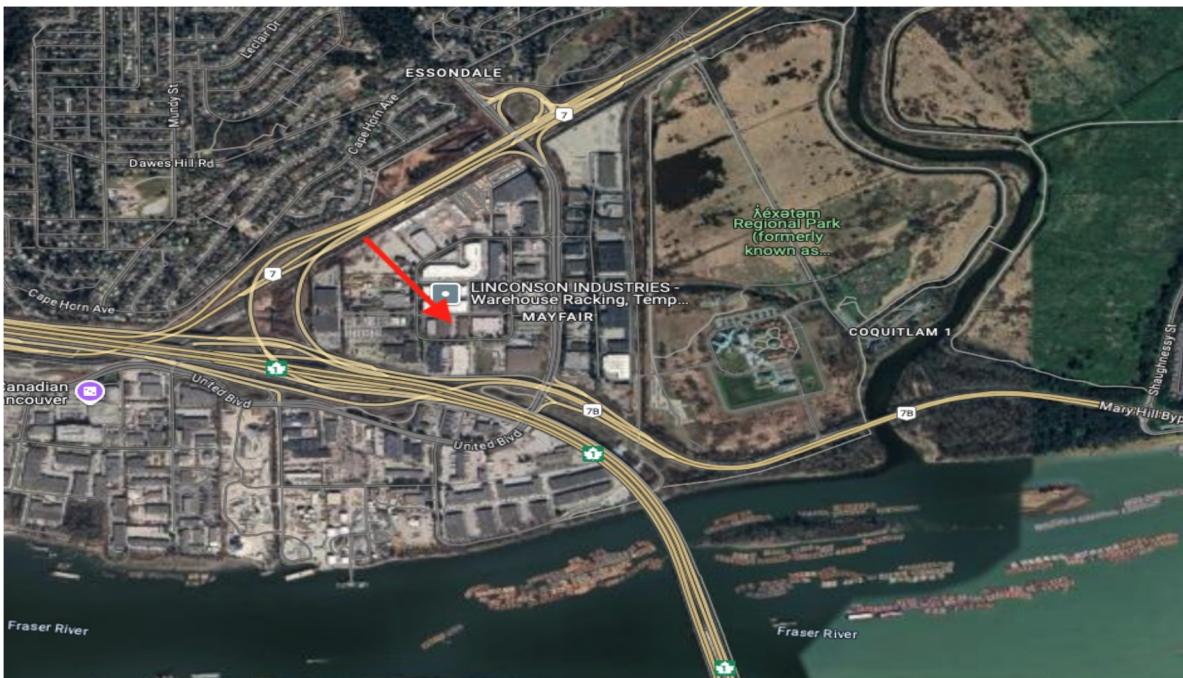
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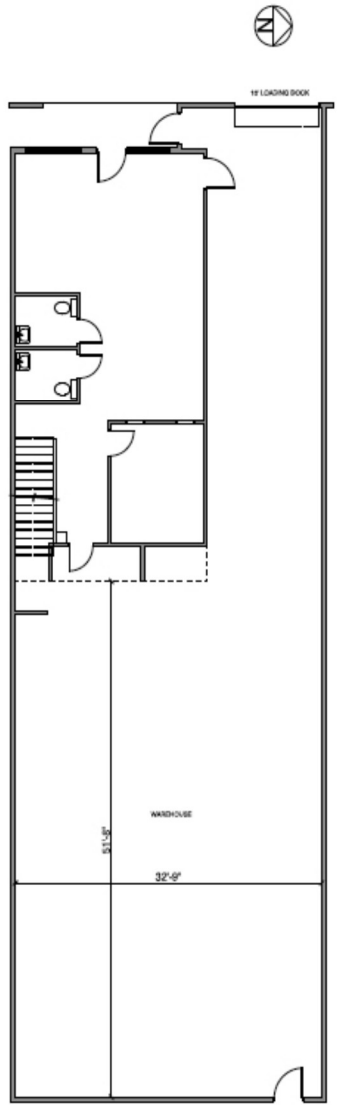
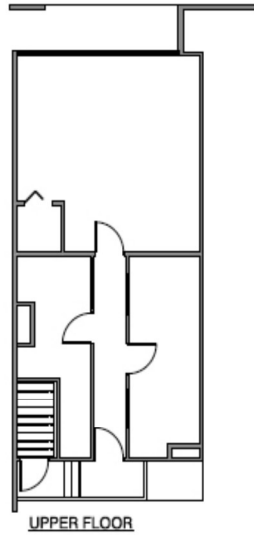
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## 2429 Canoe Avenue



WAREHOUSE	2400 SQ FT
OFFICE	900 SQ FT
TOTAL	3300 SQ FT
LOADING	1 DOCK
SPRINKLER	NO
CEILING HT TO ROOF DECK	22' 8"
CEILING HT TO ROOF BEAM	20' 8"
MEZZANINE	YES
NOTES	NO HANDICAPPED WC

MAIN FLOOR



NOTE: DIMENSIONS SHOWN MAY NOT REFLECT ON SITE MEASUREMENTS



2429 CANOE AVENUE  
(MAYFAIR INDUSTRIAL PARK) COQUITLAM, B.C.

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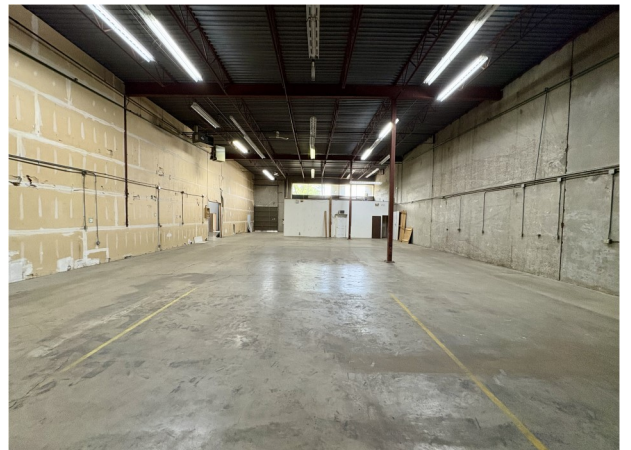
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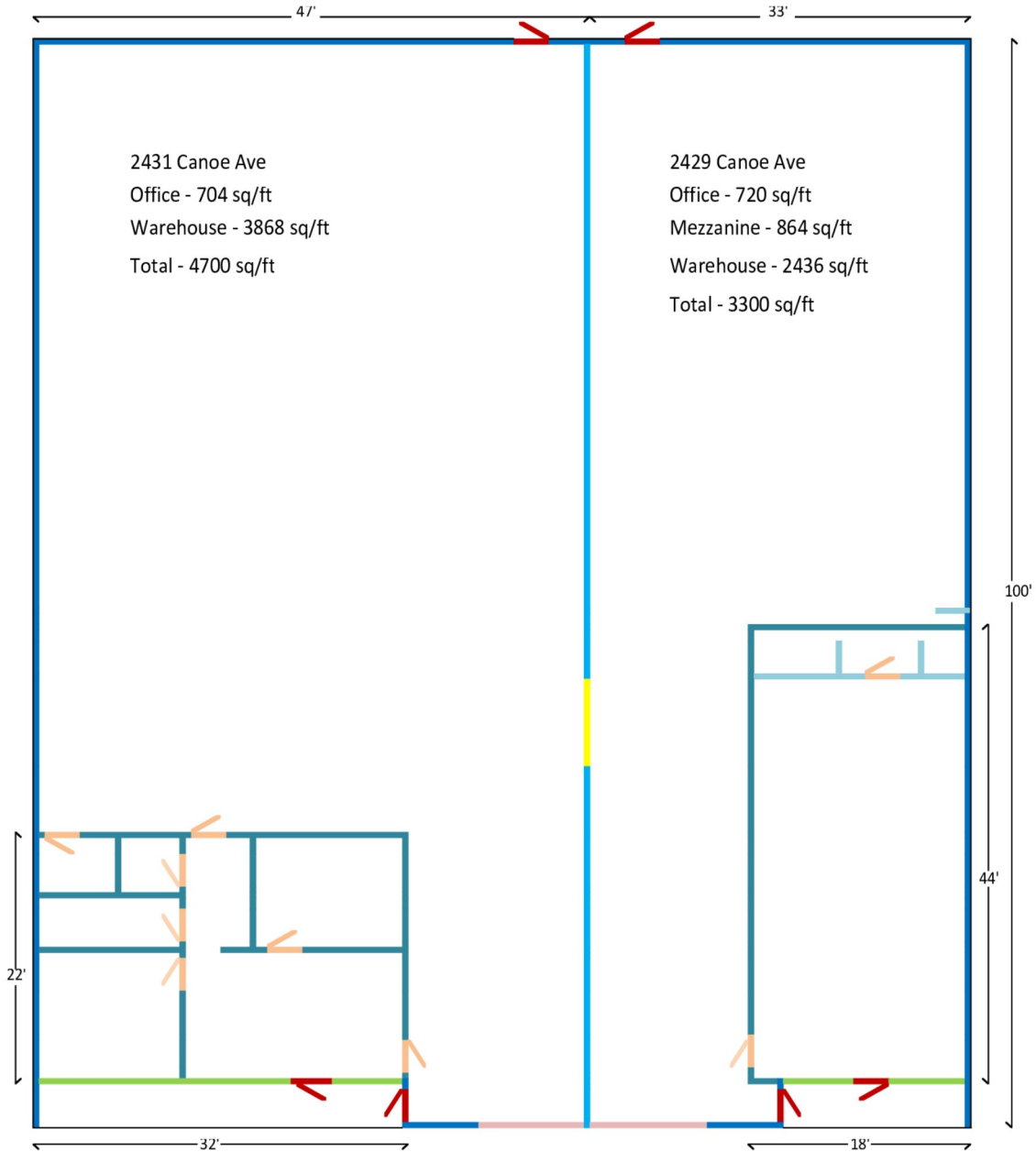
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