



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

UNIT 103

2388 CANOE AVENUE
COQUITLAM, BC

WAREHOUSE ONLY



MAYFAIR INDUSTRIAL PARK

LOCATION

This multi-tenant facility is located in the Mayfair Industrial Park just west of United Boulevard near Shuswap Avenue. Mayfair is an extremely popular industrial location due to its easy access to the Trans-Canada Highway, Lougheed Highway, the Mary Hill ByPass and its proximity to Downtown Vancouver.



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OPPORTUNITY

First class industrial space with 24' clear warehouse, dock loading and excellent parking. Mayfair is one of the most accessible locations in Metro Vancouver.

ZONING

M-2 (Industrial Business) allowing for a wide range of industrial uses, along with accessory retail and some commercial uses

FEATURES

- Professionally managed & maintained
- Concrete tilt-up construction
- Two (2) 10' x 10' dock doors with levelers
- ±24' clear ceiling height
- 3-phase electrical power
- Fully sprinklered
- Warehouse racking available
- Ample surface parking
- Transit is 1 block away on United Boulevard
- 2 washrooms

LEASABLE AREA

Warehouse 6,860 SF

BASIC RENT

Until January 31, 2025: \$13.50 psf, net
February 1, 2025: \$18.50 psf, net
(contact Listing Agents for Rent Schedule)

ADDITIONAL RENT (2024)

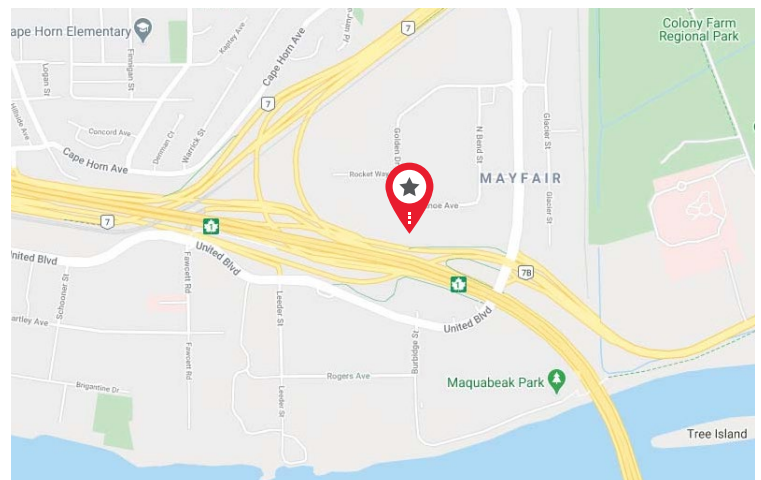
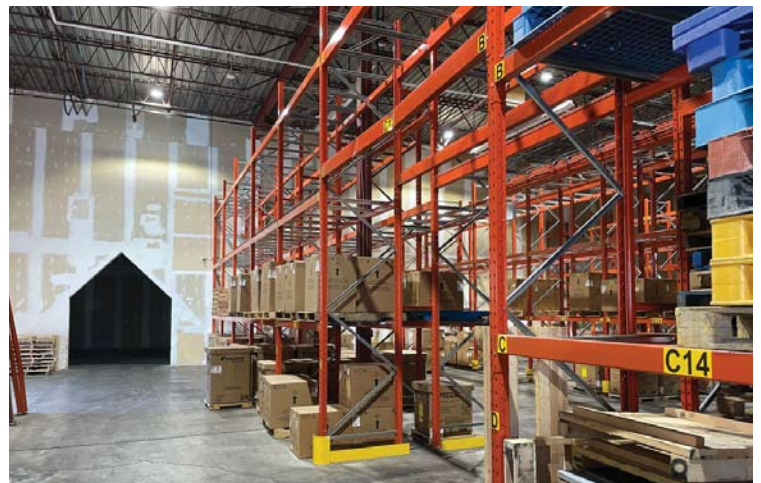
Estimated at \$8.14 psf

SUBLEASE TERM

Sublease expires January 31, 2030

AVAILABILITY

Immediate

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