

FOR LEASE | WAREHOUSE/OFFICE  
#2 - 169 GOLDEN DRIVE  
COQUITLAM, BC



- ▶ **8,790 SF (Approximate) Half Office/Half Warehouse**
- ▶ **Strategic Mayfair Industrial Park Location**

### Location

The subject property is located on the north side of Golden Drive at the intersection of North Bend Street in Mayfair Industrial Park, which is just west of United Boulevard. This strategic location allows for convenient access to all major locations via the Trans-Canada Highway, Lougheed Highway, and the Mary Hill Bypass.

### Highlights

- ▶ Tilt-up construction
- ▶ Fully finished move-in ready office areas with HVAC
- ▶ Abundant on-site parking
- ▶ Convenient location with quick access to Highway 1 and Lougheed Highway
- ▶ Competitive lease rate

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**Features**

- ▶ 23'-8" clear warehouse ceiling
- ▶ One (1) 10' x 10' grade loading doors
- ▶ Radiant tube heating
- ▶ Fluorescent lighting
- ▶ 3 phase 200A power
- ▶ Fully sprinklered
- ▶ Finished offices (second floor with HVAC)
- ▶ Many private offices and boardrooms
- ▶ Multiple washrooms
- ▶ Ample parking plus loading area
- ▶ Separate entrance for main and second floor office

**Zoning**

M-1

**Availability**

April 1, 2021

**Available Space\***

Ground floor warehouse	4,440 SF
Ground floor Office	1,600 SF
Second floor office	2,750 SF
<b>Total</b>	<b>8,790 SF</b>

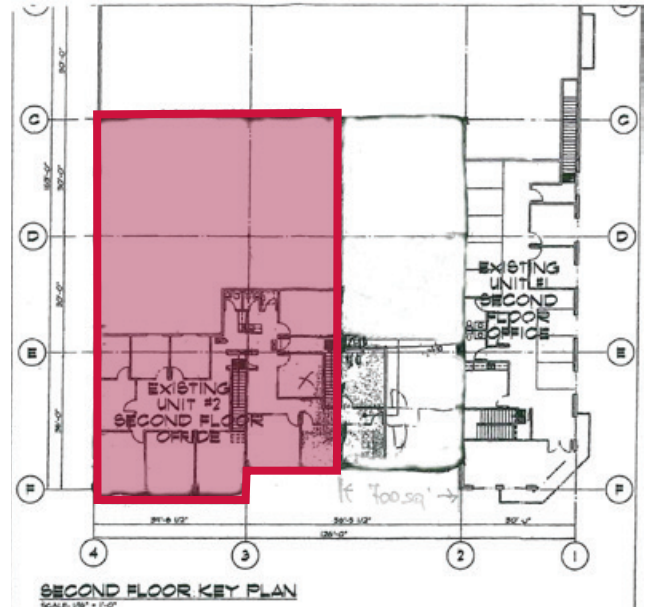
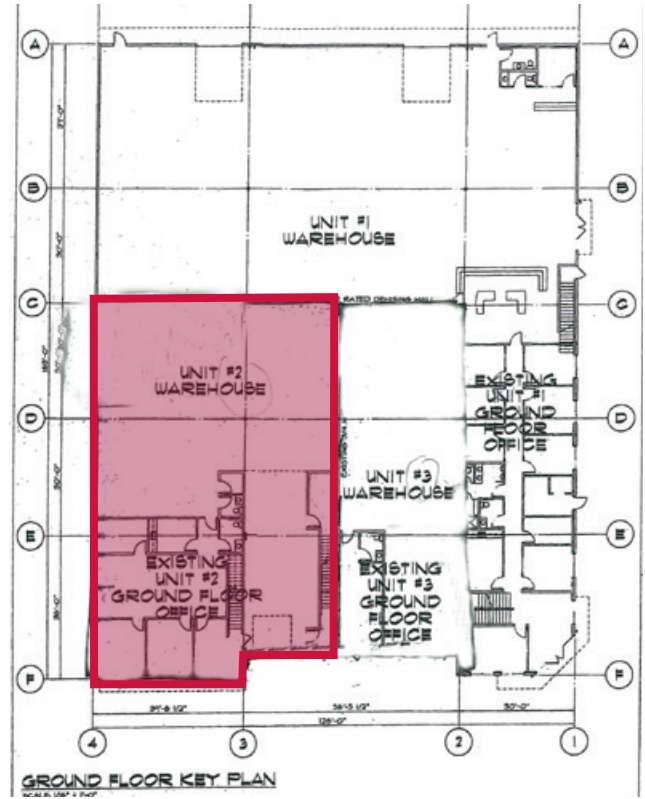
\*Areas are approximate

**Asking Lease Rate**

\$13.00 PSF net

**Taxes & Operating Costs (2020 Estimate)**

\$4.50 PSF



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