

FOR LEASE  
**UNIT 100**



***13,236 SF AVAILABLE***

**2440 CANOE AVENUE**

**MAYFAIR INDUSTRIAL PARK | COQUITLAM, BC**

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FIRST CLASS OFFICE AND WAREHOUSE WITH DOCK & GRADE  
LOADING AND AMPLE PARKING IN A CENTRAL LOCATION ADJACENT  
LOUGHEED & TRANS CANADA HIGHWAYS.

# PROPERTY HIGHLIGHTS

## 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 location due to its easy access to the Trans-Canada Highway, Lougheed Highway, the Mary Hill ByPass and its proximity to Downtown Vancouver.

## ZONING

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

## AVAILABLE AREA

Ground Floor Office	1,361 SF
Mezzanine	1,361 SF
Warehouse	10,514 SF
<b>TOTAL AREA</b>	<b>13,236 SF</b>

## SPACE FEATURES

- Professionally managed & maintained
- Concrete tilt-up construction
- Approximately 24' ceilings in warehouse
- Rear dock & grade loading
- Quality two-level A/C office area
- Fully sprinklered
- Energy efficient fluorescent lighting
- Four (4) washrooms
- Ample surface parking
- Transit is one block away on United Boulevard

## BASIC RENT

\$19.95 per square foot, net, per annum, plus GST

## ADDITIONAL RENT (2026)

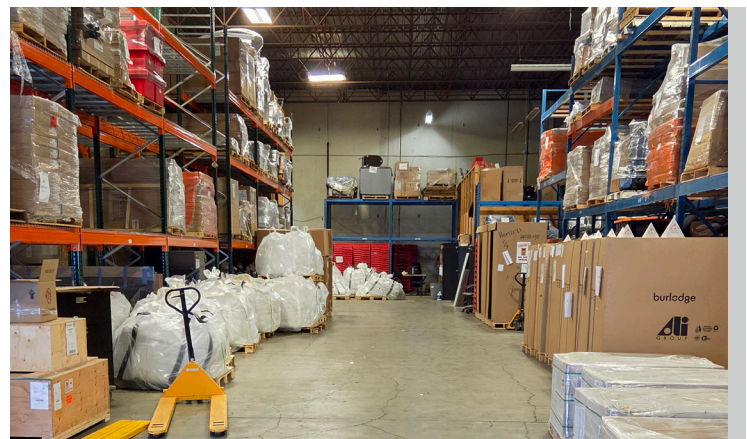
Estimated at \$9.41 per square foot, per annum, plus GST

## LEASE TERM

Minimum 5 years

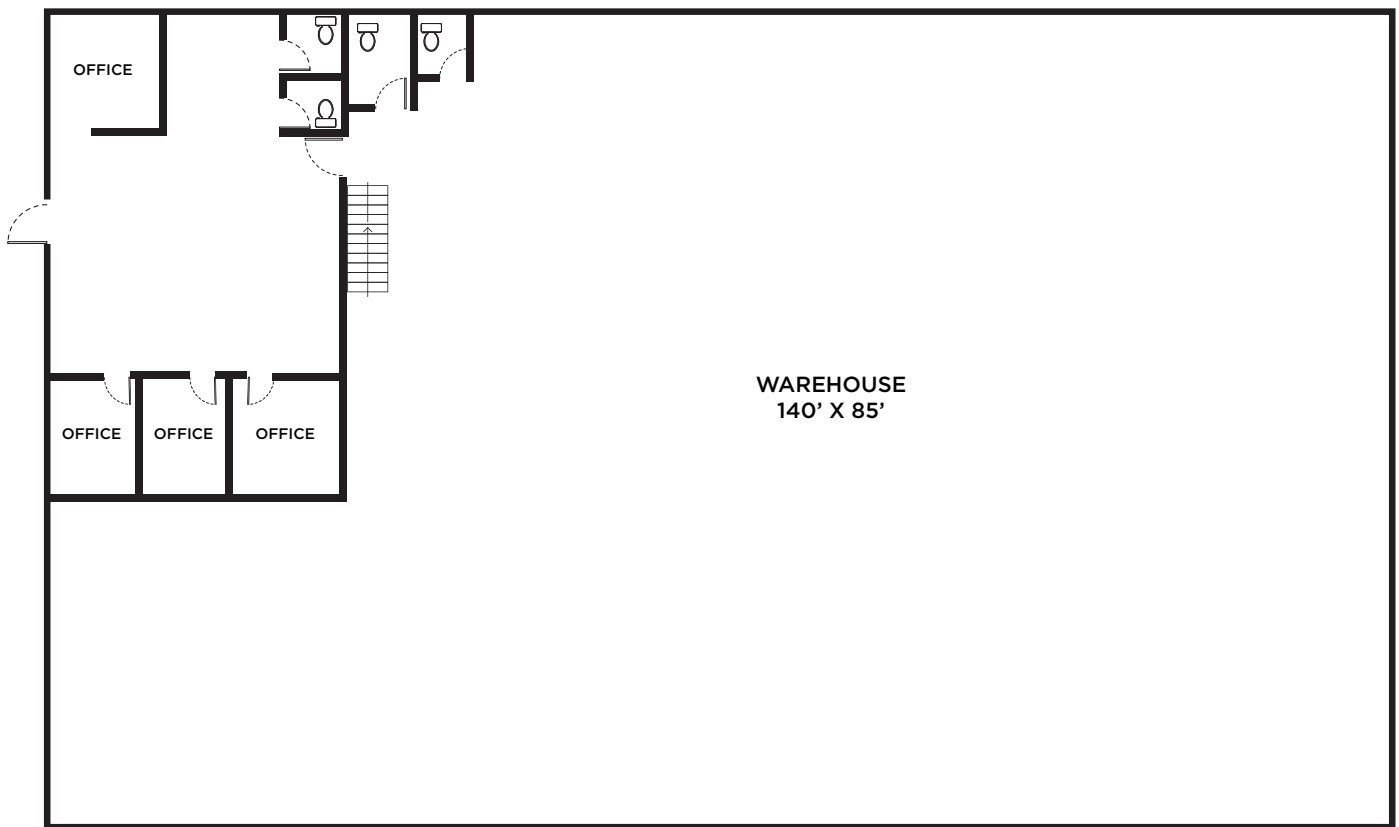
## AVAILABILITY

Immediate



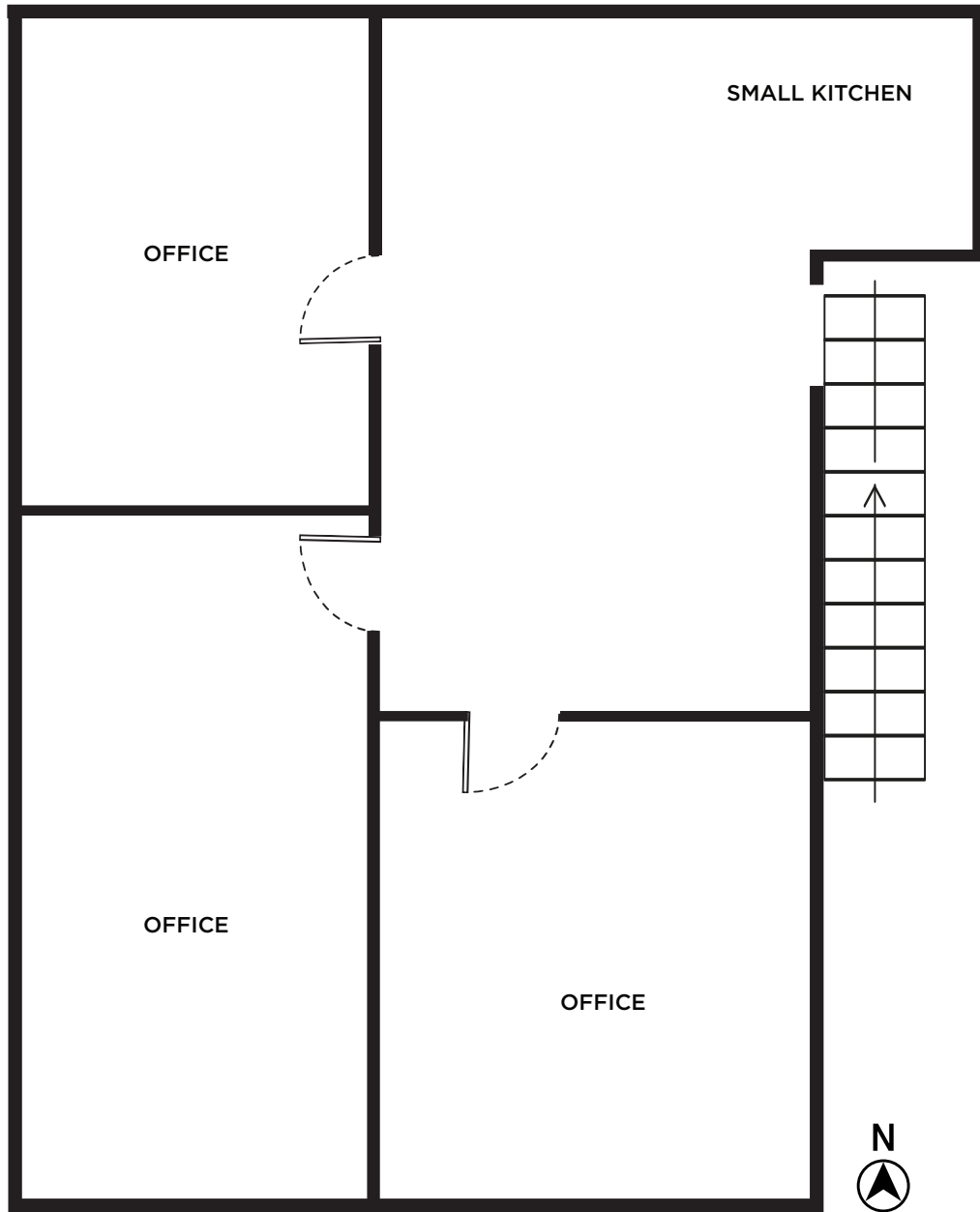
# MAIN FLOOR PLAN

**10,514 SF**



# MEZZANINE

**1,361 SF**



# CONTACT INFORMATION

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