

FOR LEASE

HIGHWAY 1

GOLDEN DR

CANOE AVE

2407

2427

2429

2431

UNITS 2407, 2427, 2429 & 2431

CANOE AVENUE

COQUITLAM, BC



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

OPPORTUNITY

Opportunity to lease warehouse space in Coquitlam within the Mayfair Industrial park. The subject property is centrally located in Coquitlam with easy access to major Highways.



CEILING HEIGHT
20' clear



LOADING

Dock height loading
(may be converted to grade)



ZONING

M2 - Consult agent for further details



LEASE RATE

\$16.95 per square foot, per annum, net

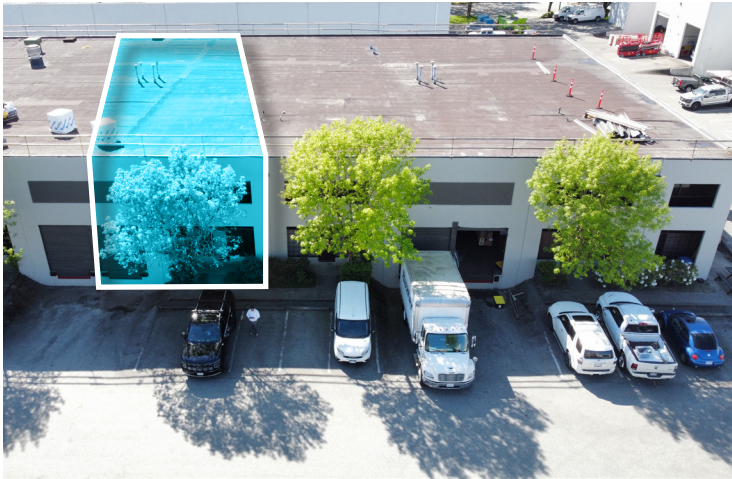
AVAILABLE SPACE

Unit Number	Total Area	Office Component	Electrical	Estimated Additional Rent (Per square foot)	Availability
2407 Canoe Ave	3,300 SF	-	100 Amp 3-phase	\$10.25	Immediate
2427 Canoe Ave	3,300 SF	450 SF	100 Amp 3-phase	\$10.25	September 1, 2026
2429 Canoe Ave*	3,300 SF	720 SF	100 Amp 3-phase	\$10.23	Immediate
2431 Canoe Ave*	4,700 SF	704 SF	200 Amp 3-phase	\$10.23	Immediate

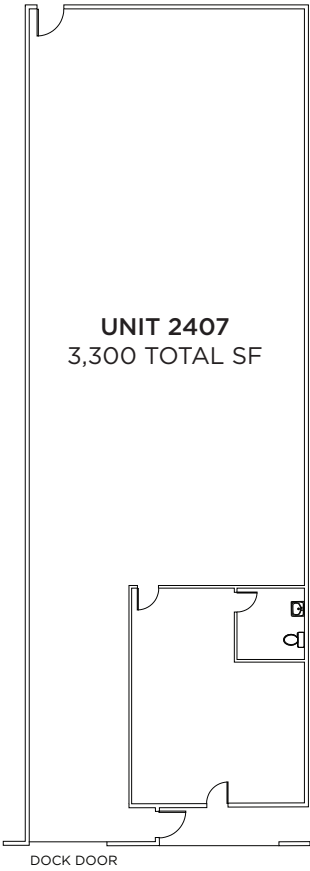
***Units 2429 & 2431 can be combined to lease a total of 8,000 SF*



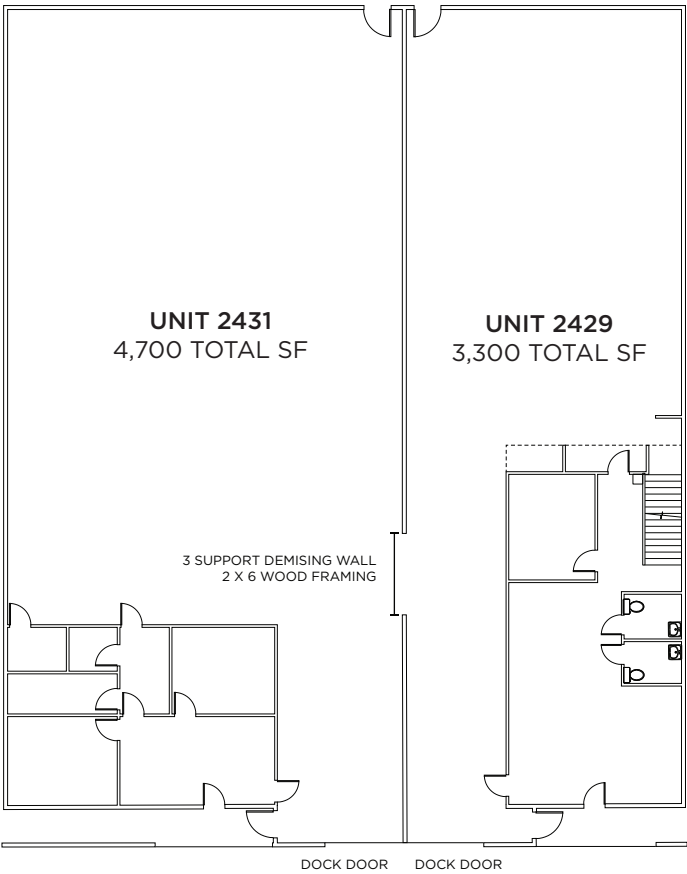
PHOTOS & FLOORPLANS



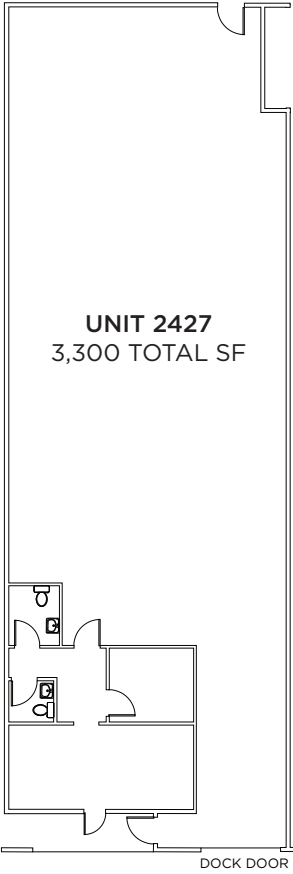
UNIT 2407



UNITS 2431 & 2429



UNIT 2427





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**FOR MORE INFORMATION,
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