



**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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# FOR SUBLEASE UNIT 103 2388 CANOE AVENUE COQUITLAM, BC

## 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

## UNIT SIZE

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)

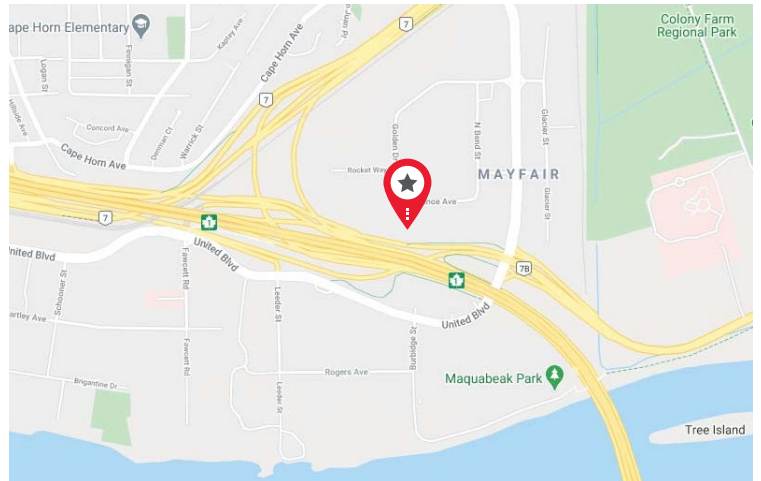
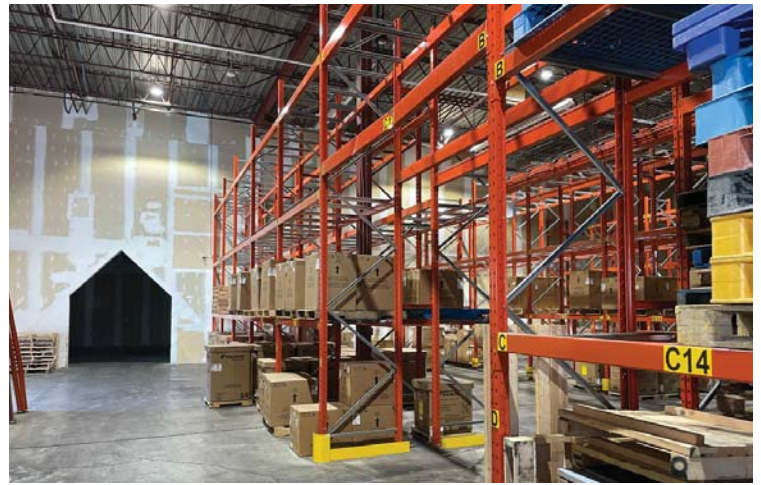
Estimated at \$8.14 psf

## SUBLEASE TERM

Sublease expires January 31, 2030

## AVAILABILITY

Immediate



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