



**FOR LEASE**  
**OFFICE/WAREHOUSE**  
**#103 - 137 GLACIER STREET, COQUITLAM, BC**



**LOCATION:** The subject property is primely located in Mayfair Industrial Park on block east on United Boulevard. Mayfair Industrial Park is situated in the heart of the Trans-Canada Highway and Lougheed Highway corridor providing superior access and efficient distribution to all major market area throughout Metro Vancouver

**ZONING:** M-1 providing for a broad range of light industrial and service related businesses

**AREA:**

Main Floor Warehouse:	1,500 sq. ft.
Main Floor Office:	500 sq. ft.
Second Floor Office:	<u>500 sq. ft.</u>
Total:	2,500 sq. ft.

<b>FEATURES:</b>	<u>Main Floor Office/Showroom</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Abundance of natural light	- 21' clear ceiling heights	- Abundance of natural light
	- T-bar ceiling and fluorescent lighting	- 3 phase 100 amp electrical	- Carpeting throughout
	- Open area plan	- Fluorescent lighting	- Open work area
	- Opening windows for fresh air	- Rear grade level loading door	- One (1) washroom
	- Blinds in windows	- Gas unit heater	- Opening windows for fresh air
	- One (1) washroom	- Concrete tilt-up construction	- Blinds in windows

**PARKING:** Three (3) parking stalls out front of unit plus one (1) stall out back

**OPERATING COSTS &**

**PROPERTY TAXES:** \$7.19\* per sq. ft. plus GST (or) \$1,497.92 per month plus GST  
*\*Not including Heat & Light*

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$4,583.33 per month plus GST

**AVAILABLE:** January 1, 2025

**For Further Information, Please Contact:**  
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