



#204 - 11 Burbidge Street, Coquitlam, BC

16,774 square feet

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**LOCATION:**

Well located in the popular Mayfair Industrial Park, two blocks south of United Boulevard. This modern distribution building offers excellent access to the Trans Canada and Lougheed Highways.

BUILDING AREA:

Offices (approx)	839 sq ft
Warehouse	15,935 sq ft
Total	16,774 sq ft

BUILDING FEATURES:

- Signature building owned by Mason Investments
- Extensive reflective glazing
- Three dock doors
- One grade door
- 24' ceiling height
- 3 phase electrical power
- Easy access to Lougheed and #1 Highways

ZONING:

M-1 Industrial permitting a wide variety of uses

**LEASE RATE:**

\$7.95 per sq ft per annum

TAXES & OPERATING EXPENSES:

\$3.99 per sq ft (based on 2010 budget)

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