



FOR SALE UNIT 1140



SEABORNE AVENUE

PORT COQUITLAM, BC

PIVOTAL 2



CUSHMAN &
WAKEFIELD



LOCATION

The subject property is situated between the western cul-de-sac of Seaborne Avenue and Dominion Avenue just west of Hawkins Street within PIVOTAL 2 in the heart of the Dominion Triangle area. It is within close proximity to the Pitt River Bridge and Golden Ears Bridge to the east, Coast Meridian Overpass to the west and is only minutes from the Cape Horn Interchange, Port Mann Bridge and Highway #1. Immediately nearby there are numerous retail amenities at Fremont Village.

ZONING

M-3 (Clean Industrial) zoning allows for uses including clean manufacturing, high tech, commercial indoor recreation, warehousing and select office and retail uses.

AVAILABLE AREA

Warehouse	2,093 SF
Second Floor Office	1,141 SF
Total Available Area	3,234 SF

STRATA FEES

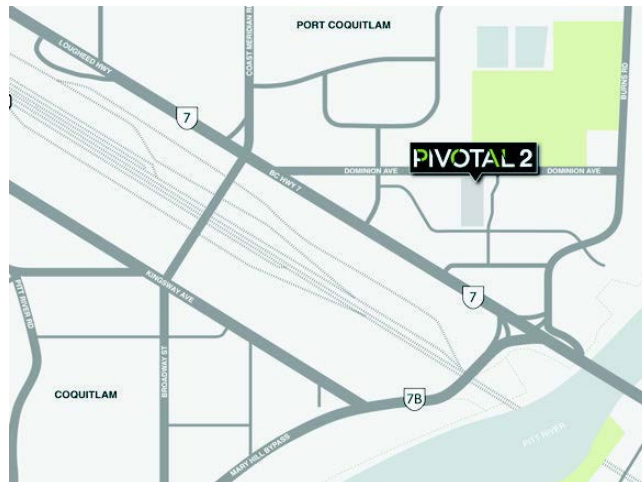
\$476.64 per month

PROPERTY TAXES (2024)

\$19,394.05

SALE PRICE

\$1,826,900



PROPERTY FEATURES

- Quality design & construction by Conwest
- Concrete tilt-up construction
- High end architecturally designed building
- Extensive ground & mezzanine level glazing
- ESFR rated sprinkler system

WAREHOUSE

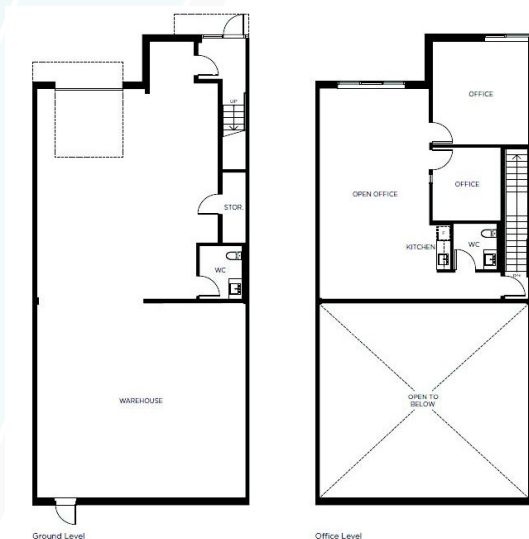
- 24' ceiling heights
- 500 lbs per square foot floor load rating
- Forced air gas warehouse heater
- Skylight in warehouse
- LED lighting
- 100 amp, 347/600 volt, 3 phase electrical service
- One (1) front 10' x 12' grade level loading door

SECOND FLOOR OFFICE

- HVAC system
- 9' ceiling height under t-bar ceiling
- Two (2) private offices/meeting rooms
- One (1) 2-pc washroom
- Kitchenette with sink and upper & lower cabinetry
- Vinyl & carpet tile flooring
- LED lighting

AVAILABILITY

Vacant Possession



Contact Information

Rick Eastman
Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Alex Eastman
Associate
Industrial Sales & Leasing
+1 604 608 5933
alex.eastman@cushwake.com

Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
+1 604 683 3111

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

