

PRICE ADJUSTMENT
ONLY \$550 PSF



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 being only minutes from the Cape Horn Interchange, Port Mann Bridge and Highway #1. PIVOTAL 2 offers a superb location for warehouse and distribution, with excellent profile for accessory retail and office. Immediately nearby there are numerous retail amenities at Fremont Village, including Canadian Tire, Walmart, Costco, Save On Foods, HMart, Journey Chrysler and more.

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

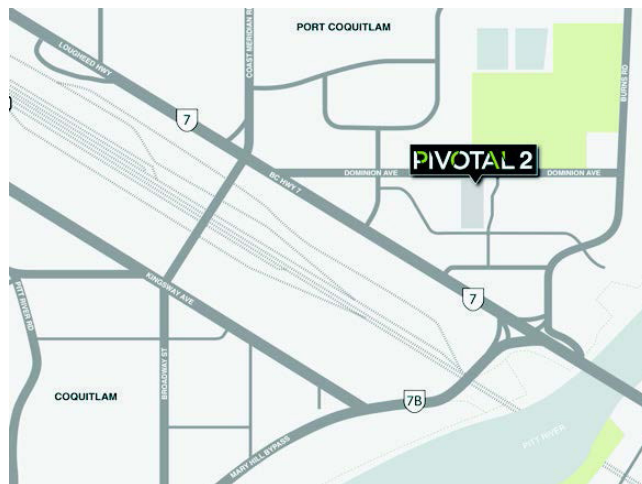
\$476.64 per month

PROPERTY TAXES (2024)

\$19,394.05

SALE PRICE

\$1,778,700



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

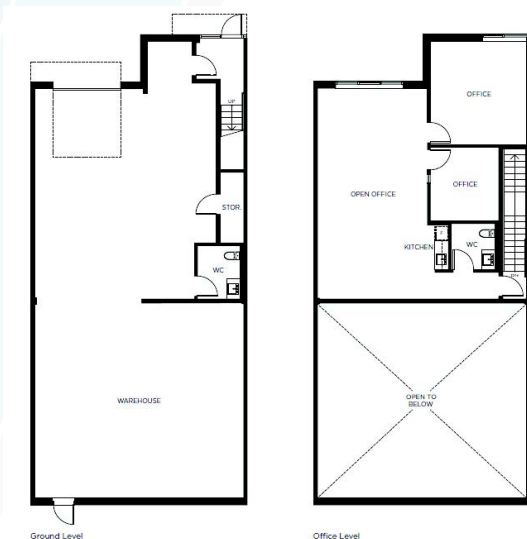
- 24' ceiling heights
- 500 lbs per square foot floor load rating
- Forced air gas warehouse heater
- Skylight in warehouse
- LED lighting
- 100 amp, 347/600 volt, 3 phase electrical service
- One (1) front 10' x 12' grade level loading door

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

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