



FOR LEASE

820 SEABORNE AVENUE

PORT COQUITLAM, BC

79% LEASED - 18,504 SF HIGH-EXPOSURE UNIT REMAINING



ONLY ONE UNIT OF 18,504 SF REMAINING

Dock & Grade Loading

32' Clear Ceilings

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FOR LEASE

820 SEABORNE AVENUE

PORT COQUITLAM, BC

CONSTRUCTION

Quality insulated concrete tilt-up construction

CEILING HEIGHT

32' clear

LOADING

Insulated dock (9' x 9') and grade (12' x 14') loading
40,000 lb capacity electric dock levelers, bumpers
and dock seals

MEZZANINE

Structured steel and concrete shell mezzanine ready for
custom office finishing; fire-rated stairwells to mezzanine

ELECTRICAL

200 Amp 600 Volt 3 phase electrical service
with potential upgrade to 400 Amp

SPRINKLERS

ESFR sprinkler system

WAREHOUSE HEATING

Forced air natural gas heating; ceiling fans

WAREHOUSE LIGHTING

High efficiency LED

FLOOR LOAD CAPACITY

800 lbs per SF

DESIGN FEATURES

Attractive, functional design with an abundance of
windows and natural light

PARKING

96 total parking stalls on site

ZONING

M3 - Clean Industrial

AVAILABILITY

Immediate

ADDITIONAL RENT

Estimated at \$6.95 PSF plus management fee for 2026

OPPORTUNITY

To lease a brand new state-of-the-art warehouse and distribution facility with custom office finishing, exceptional parking, loading and nearby amenities. 820 Seaborne Avenue is directly north of Fremont Village Shopping Centre, offering numerous retail and restaurant amenities including Walmart, Canadian Tire, Starbucks, Shoppers Drug Mart, RBC, Scotiabank and CIBC. Costco, Home Depot and Save-on-Foods are also nearby.

The Lougheed Highway and Mary Hill ByPass are adjacent to the area, and Highway 1 is 10 minutes to the west. Points south and east are easily accessed via the Golden Ears Bridge, Highway 1 and 200th or 176th Street.



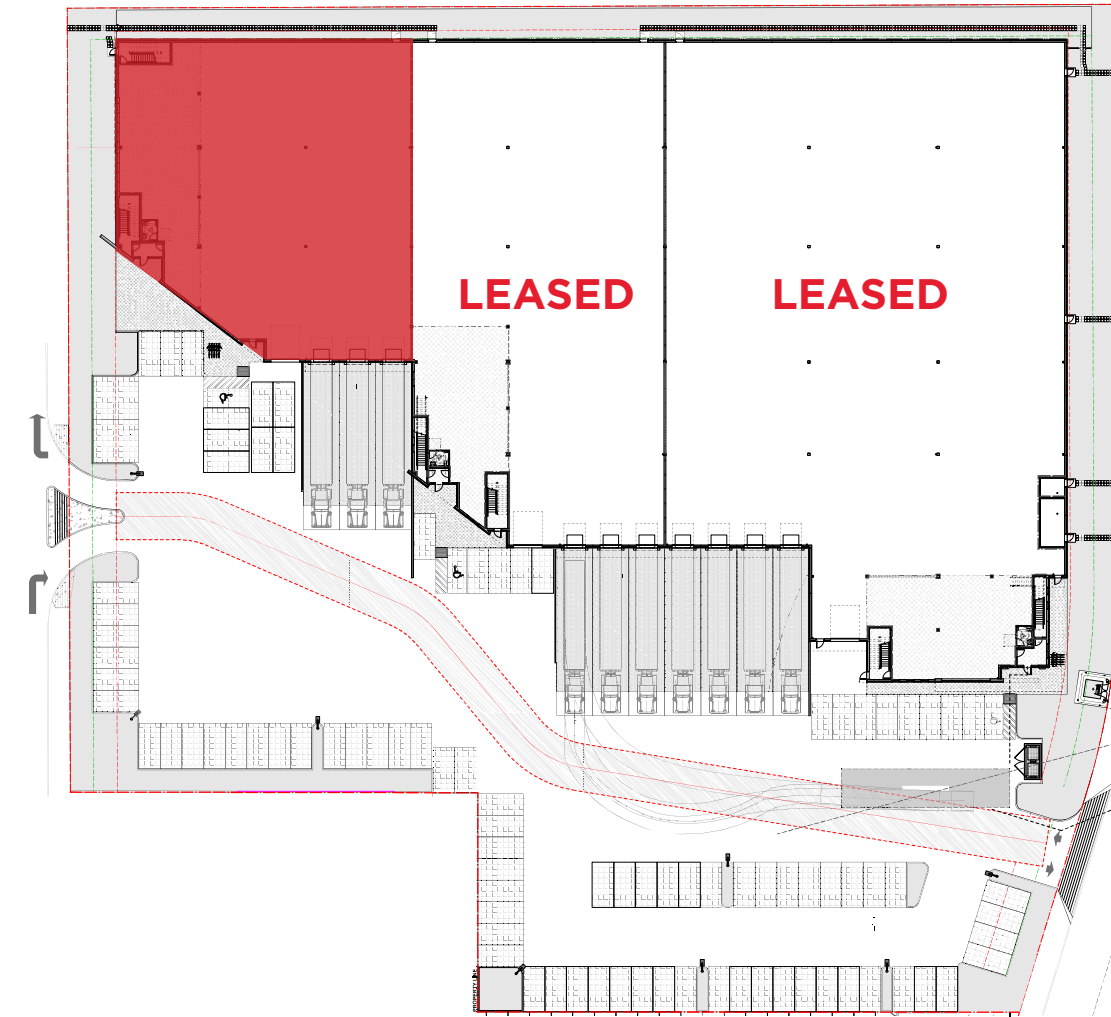
DRIVE TIMES

- Highway 1 10 minutes
- South Fraser Perimeter Road 15 minutes
- Burnaby 15 minutes
- Surrey 15 minutes
- Downtown Vancouver 35 minutes
- USA Border 35 minutes
- Vancouver Airport (YVR) 40 minutes

LARGE BAY INDUSTRIAL PROJECT LOCATED IN THE DOMINION TRIANGLE

THREE (3) BRAND NEW STATE-OF-THE-ART LIGHT INDUSTRIAL UNITS

From 18,504 SF to 87,192 SF | Dock & Grade Loading | 32' Clear Ceilings

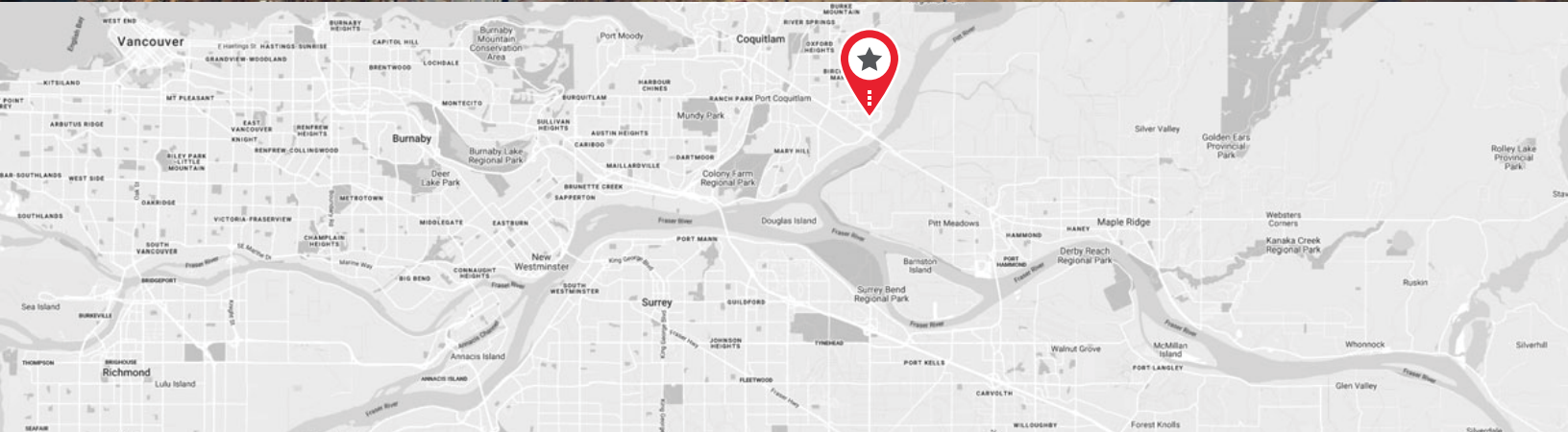
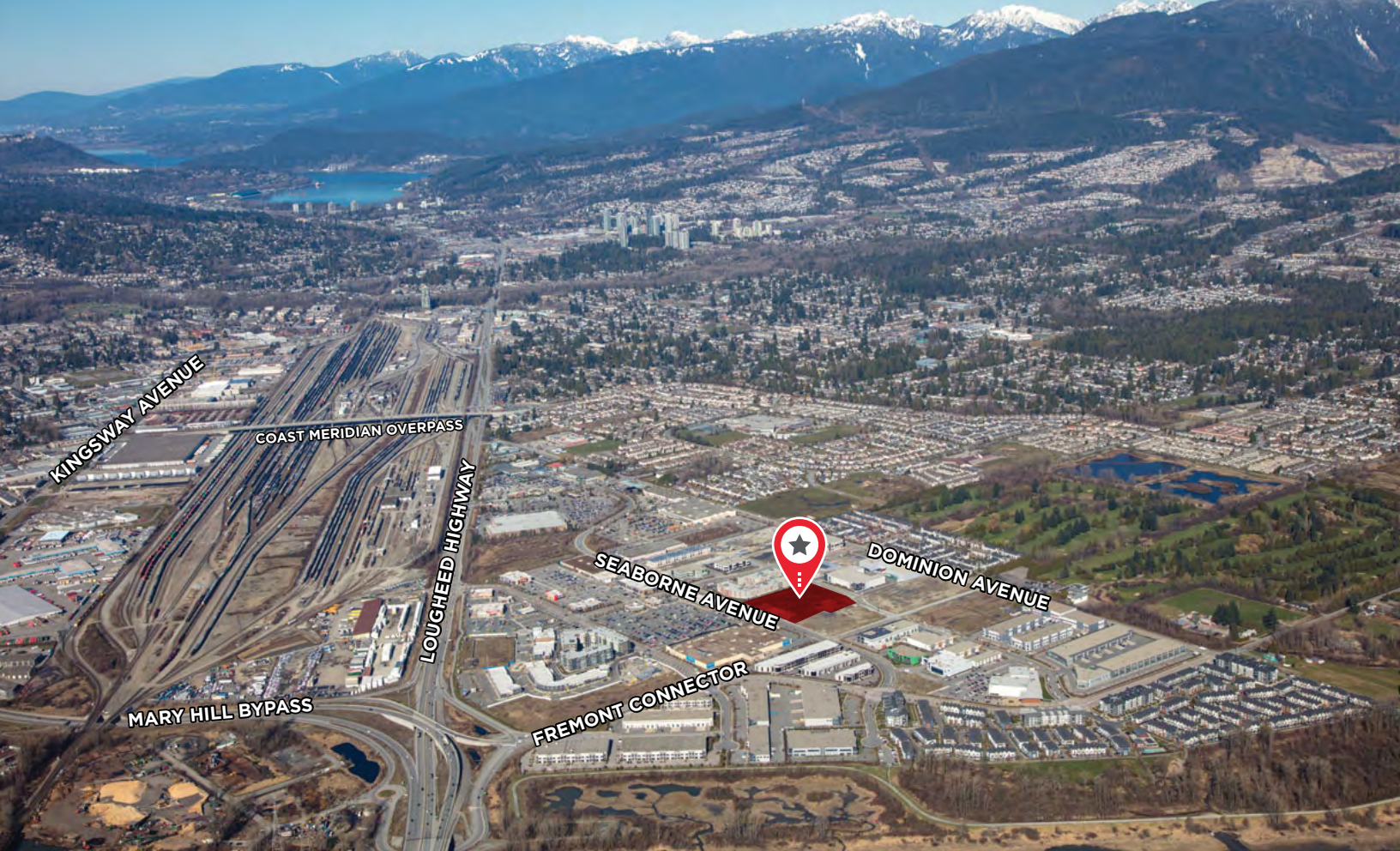


| UNIT # | MAIN FLOOR WAREHOUSE | ENCLOSED SHELL MEZZANINE | TOTAL UNIT SIZE | LOADING DOORS | NET LEASE RATE |
|-----------------|----------------------|--------------------------|----------------------|-----------------------------|------------------------|
| 1110 | 15,049 SF | 3,455 SF | 18,504SF | 3 Dock / 1 Grade | \$22.95 PSF |
| 1120 | 21,663 SF | 3,083 SF | 24,746 SF | 3 Dock / 1 Grade | \$22.95 PSF |
| 1130 | 40,676 SF | 5,266 SF | 45,942 SF | 4 Dock / 1 Grade | \$21.95 PSF |
| | 77,388 SF | 9,804 SF | 87,192 SF | | |



**CUSHMAN &
WAKEFIELD**

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For more information, please contact:

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