



FOR LEASE
820 SEABORNE AVENUE
PORT COQUITLAM, BC



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

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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

1,600 Amp 600 Volt 3 phase electrical service

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

ZONING

M3 - Clean Industrial

DELIVERY

Q1 2026 (est.)

ADDITIONAL RENT

Estimated at \$6.95 PSF 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.



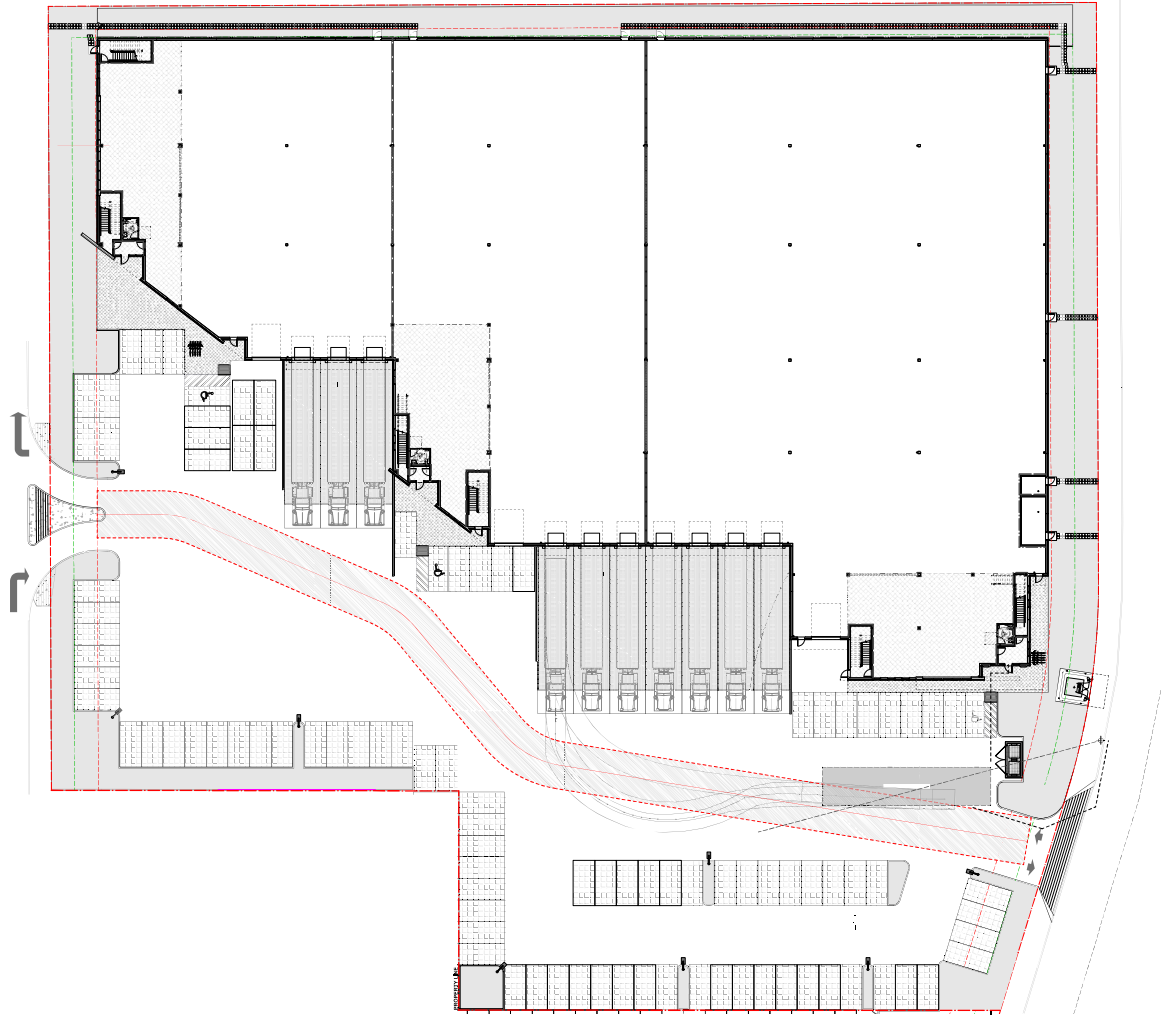
DRIVE TIMES

• 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

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UNIT #	MAIN FLOOR WAREHOUSE	ENCLOSED SHELL MEZZANINE	TOTAL UNIT SIZE	LOADING DOORS	NET LEASE RATE
1110	40,676 SF	3,266 SF	43,942 SF	4 Dock / 1 Grade	\$21.95 PSF
1120	21,663 SF	3,083 SF	24,746 SF	3 Dock / 1 Grade	\$22.95 PSF
1130	15,049 SF	3,455 SF	18,504SF	3 Dock / 1 Grade	\$22.95 PSF
	77,388 SF	9,804 SF	87,192 SF		

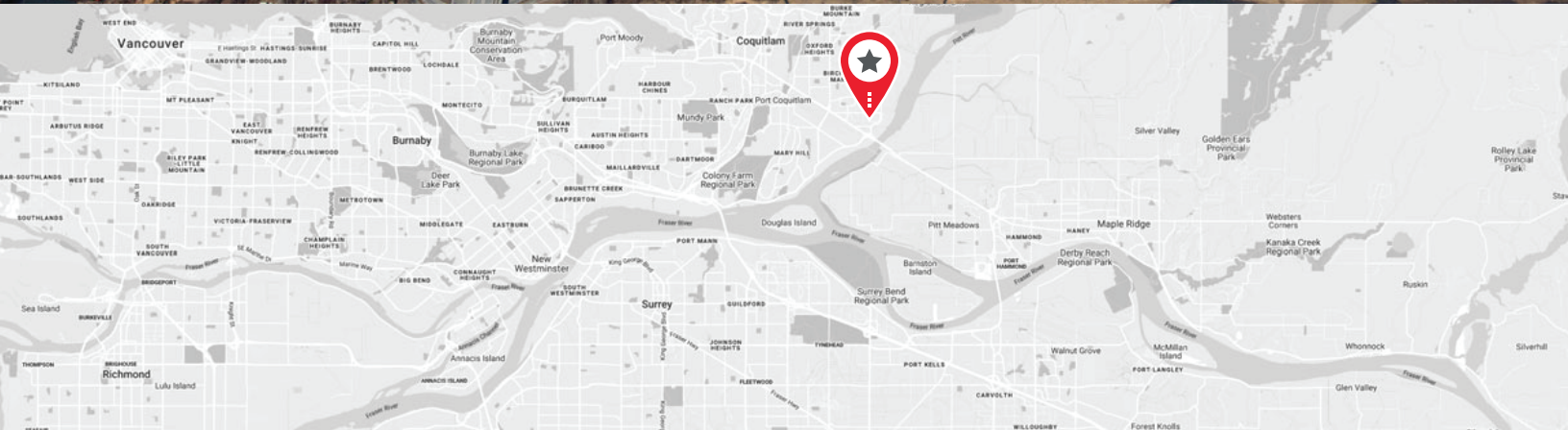


**CUSHMAN &
WAKEFIELD**

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For more information, please contact:

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