

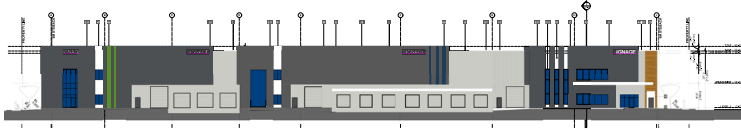


# FOR LEASE

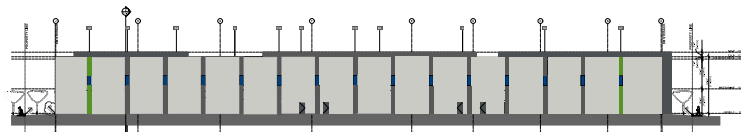
## 820 SEABORNE AVENUE

PORT COQUITLAM, BC

EAST ELEVATION



WEST ELEVATION



## 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

**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  
+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 / [cushmanwakefield.ca](http://cushmanwakefield.ca)







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

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

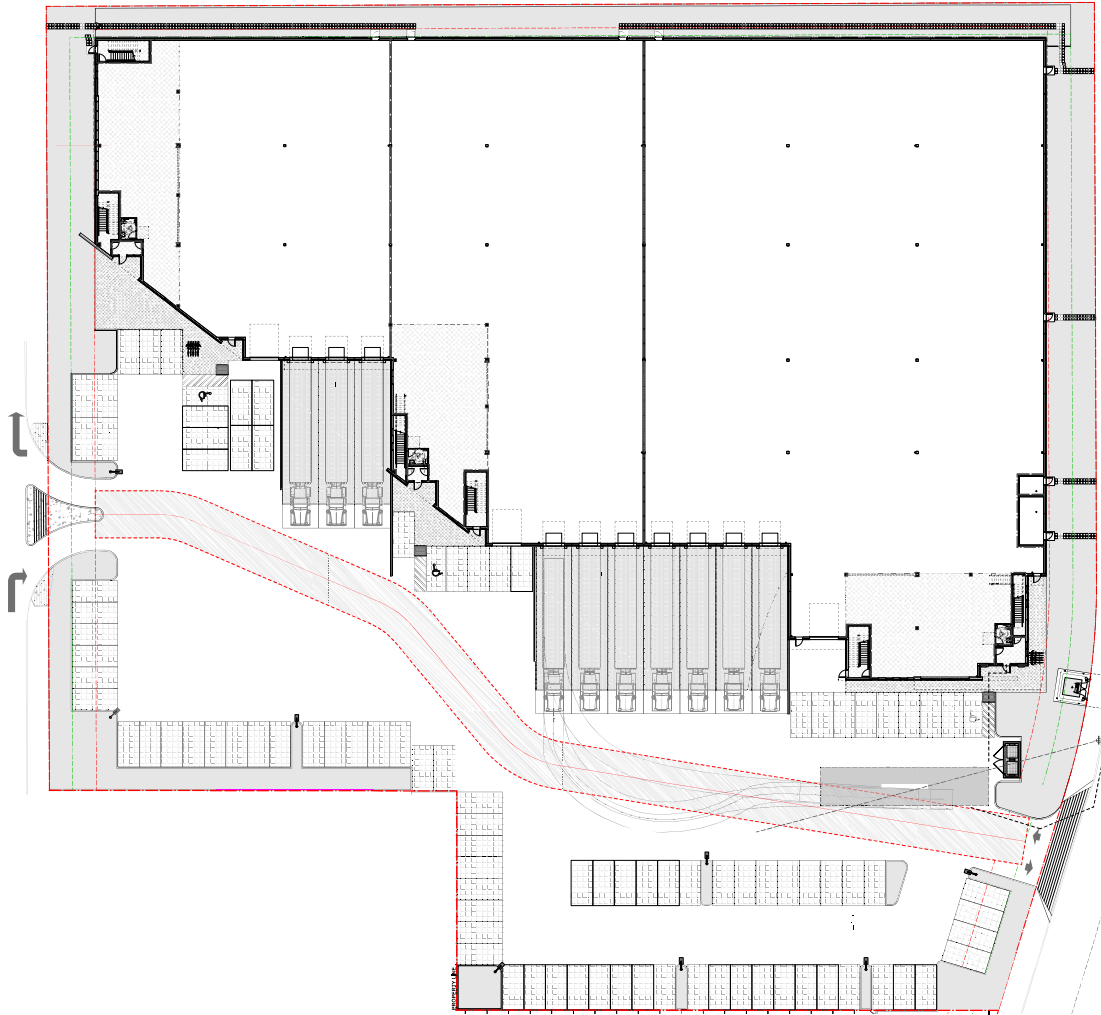
• Highway 1	10 minutes
• South Fraser Perimeter Road	15 minutes
• Burnaby	15 minutes
• Surrey	15 minutes
• Downtown Vancouver	35 minutes
• USA Border	35 minutes
• Vancouver Airport (YVR)	40 minutes

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	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		

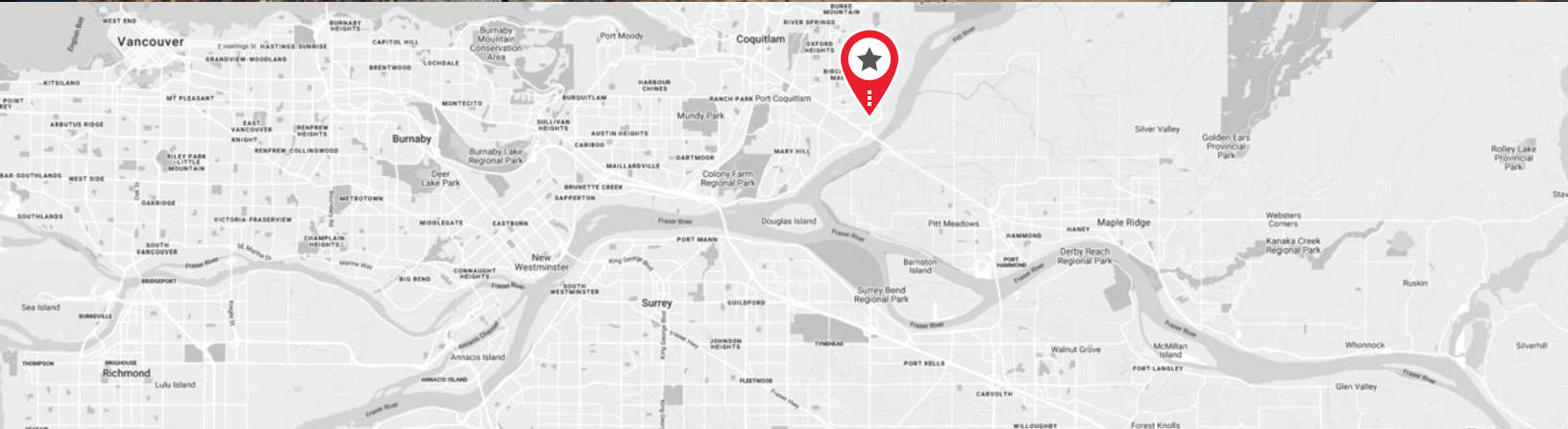




# FOR LEASE

## 820 SEABORNE AVENUE

PORT COQUITLAM, BC



For more information, please contact:

**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  
+1 604 608 5933  
alex.eastman@cushwake.com



©2025 Cushman & Wakefield ULC. 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.