



**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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# 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.



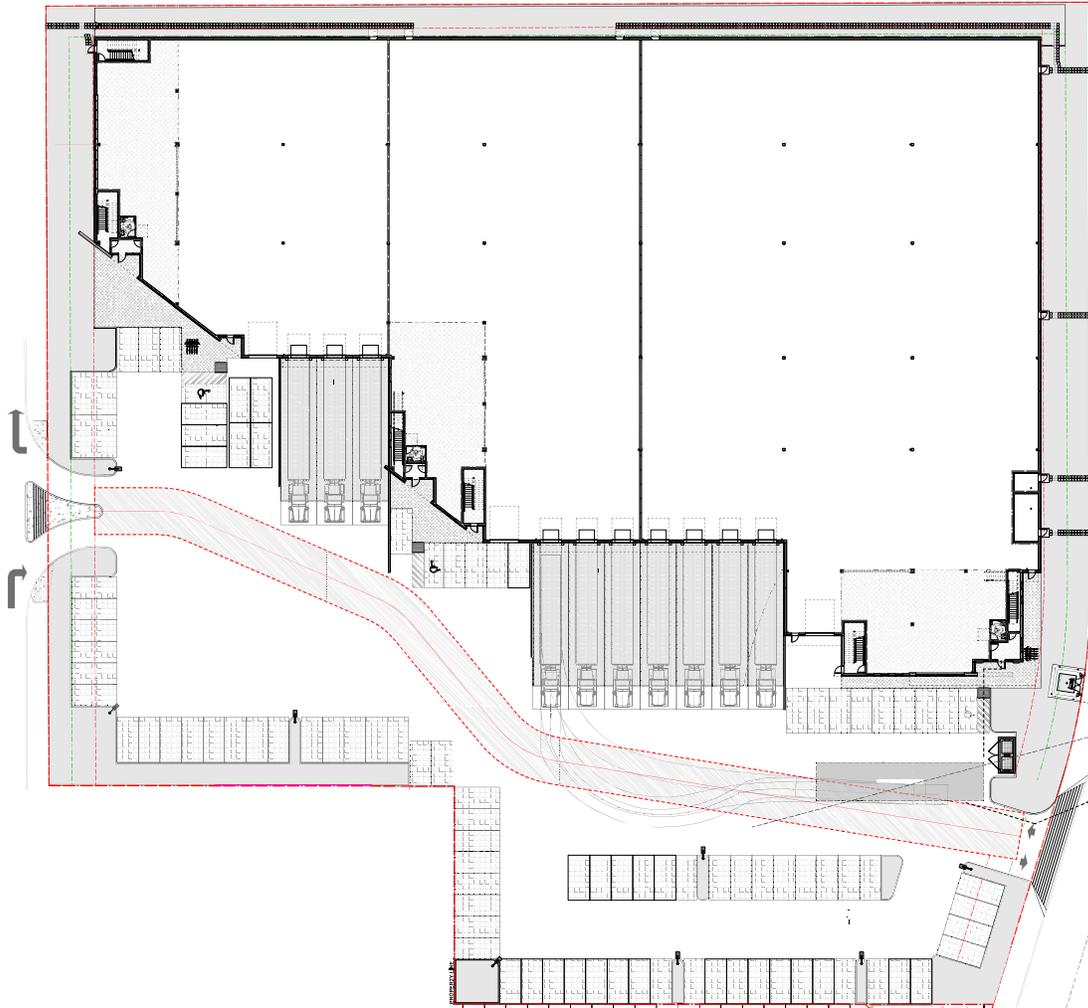
### DRIVE TIMES

• 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

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## 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

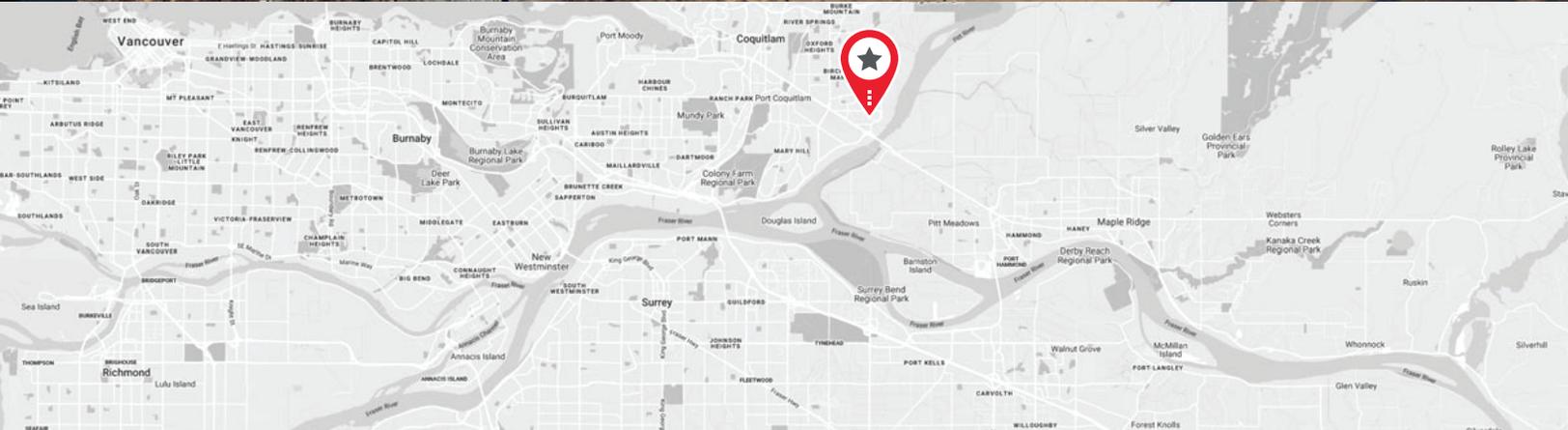
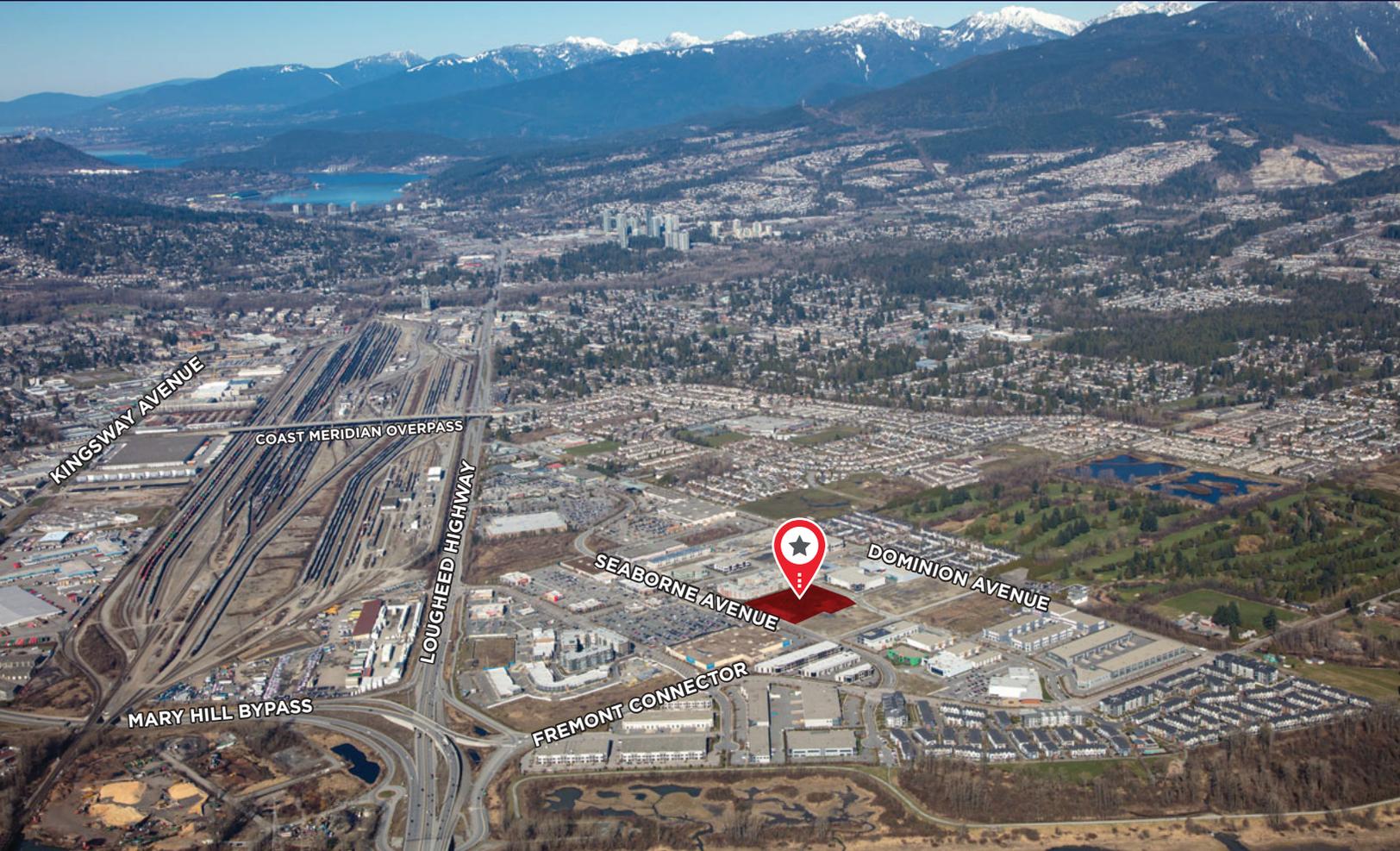


UNIT #	MAIN FLOOR WAREHOUSE	ENCLOSED SHELL MEZZANINE	TOTAL UNIT SIZE	LOADING DOORS	NET LEASE RATE
1110	40,676 SF	3,266 SF	43,942 SF	4 Dock / 1 Grade	\$21.95 PSF
1120	21,663 SF	3,083 SF	24,746 SF	3 Dock / 1 Grade	\$22.95 PSF
1130	15,049 SF	3,455 SF	18,504SF	3 Dock / 1 Grade	\$22.95 PSF
	<b>77,388 SF</b>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



**CUSHMAN & WAKEFIELD**

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For more information, please contact:

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