



FOR SALE
UNIT 2130
950 SEABORNE AVENUE
PORT COQUITLAM, BC

NEAR NEW MODERN INDUSTRIAL SPACE OF 3,249 SF



PIVOTAL

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UNIT 2130

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LOCATION

The subject property is situated between the western cul-de-sac of Seaborne Avenue and Nicola Avenue just west of Hawkins Street within PIVOTAL 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 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 & more.

LEGAL DESCRIPTION

Strata Lot 20, Plan EPS7008, Section 8, Range 1E, New Westminster Land District, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

AVAILABLE AREA

Main Floor Warehouse	2,163 SF
Second Floor Office	1,085 SF
Total Available Area	3,249 SF

STRATA FEES

\$675.00 per month

PROPERTY TAXES

\$15,093.92 (2023)

SHARE SALE

\$1,786,950 (\$550.00 PSF)

ASSET SALE

\$1,933,155 (\$595.00 PSF)

ZONING

M-3 (Clean Industrial) zoning allows for uses including clean manufacturing, high tech, commercial indoor recreation, warehousing and select office and retail uses.

PROPERTY FEATURES

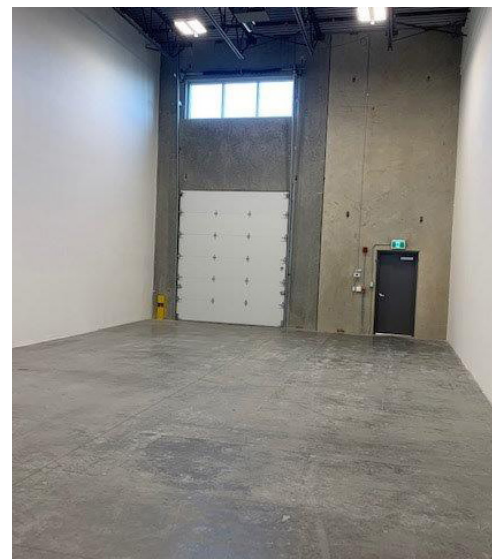
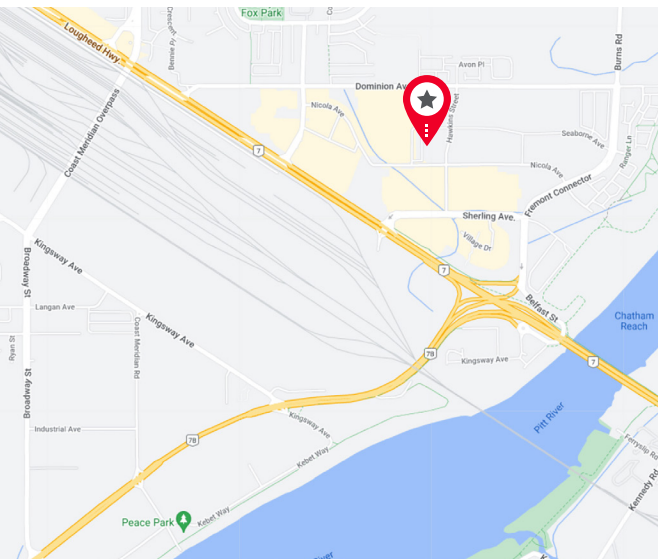
- Quality design & construction by Conwest
- Concrete tilt-up construction
- High end architecturally designed building
- Extensive ground & mezzanine level glazing
- ESFR rated sprinkler system
- Three (3) designated parking spaces, EV charging rough-in

WAREHOUSE

- Minimum 22' 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) rear 10' x 12' grade level loading door

SECOND FLOOR OFFICE

- HVAC system
- 9' ceiling height under t-bar ceiling
- Private offices
- Meeting room
- One (1) 2-pc washroom
- Kitchenette with sink, and upper & lower cabinetry
- Vinyl & carpet tile flooring
- LED lighting



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