



FOR LEASE
UNIT 1140
950 SEABORNE AVENUE
PORT COQUITLAM, BC

MODERN INDUSTRIAL SPACE OF 3,009 SF



PIVOTAL

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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 industrial 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.

ZONING

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

LEGAL DESCRIPTION

Strata Lot 6 Section 8 Range 1 East New Westminster District Strata Plan EPS7008 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.
PID: 031-181-228

AVAILABLE AREA

Main Floor Warehouse	2,071 SF
Second Floor Office	938 SF
Total Available Area	3,009 SF

LEASE RATE

\$19.95 PSF, per square foot, net, plus GST

ADDITIONAL RENT (2026)

Approximately \$8.75 per square foot, per annum, plus GST

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

- 11' - 22' ceiling heights
- 500 lbs per square foot floor load rating
- Forced air gas warehouse heater
- Skylight in warehouse
- LED lighting
- One (1) 2-pc handicap-accessible washroom
- 100 amp, 347/600 volt, 3 phase electrical service (tenant to verify)
- One (1) 10' x 12' front 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

AVAILABILITY

Immediate



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