



MODERN STATE-OF-THE-ART MULTI-TENANT INDUSTRIAL FACILITY
9,001 SF AVAILABLE AT SEABORNE PARK

575 SEABORNE AVENUE PORT COQUITLAM, BC

FOR SUBLEASE | UNITS 2145 & 2150





Available Areas

Units 2145 & 2150

9,001 SF of shell warehouse space.

Industrial space potential up to 19,146 SF with existing offices included.



State-of-the-art Features

- Built, owned & managed by Liberty Properties
- Direct exposure to Fremont Connector (Buildings 1000 and 2000)
- 26' clear ceiling heights
- Dock and grade loading to each units
- Eight (8) parking stalls per unit
- 120/208 volt, 200 amp, 3-phase electrical service to each unit
- Built to latest "green" building code standard

Sublease Rate

\$23.00 per SF, per annum, net, plus GST

Additional Rent (2026)

Estimated at \$6.71 per SF, per annum, plus GST.

There is an administration fee of 3.5% based on the net rent, plus GST.

Availability

Immediately until December 30, 2029.

New headlease terms may be considered by the ownership.

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

RICK EASTMAN

Personal Real Estate Corporation
Exec. Vice President, Industrial
+1 604 640 5863
rick.eastman@ca.cushwake.com

ALEX EASTMAN

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

