



**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.

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