

\$21.95 PSF/YR, NET



**MODERN STATE-OF-THE-ART MULTI-TENANT INDUSTRIAL FACILITY
10,101 SF AVAILABLE AT SEABORNE PARK**

575 SEABORNE AVENUE PORT COQUITLAM, BC

FOR LEASE | UNITS 2145 & 2150





Available Areas

Units 2145 & 2150

10,101 SF comprised of 9,001 SF ground floor warehouse space and 1,100 SF of second floor office space.



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

Lease Rate

\$21.95 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

Term: 5 years lease

New headlease terms may be considered by the ownership.

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