

FOR LEASE

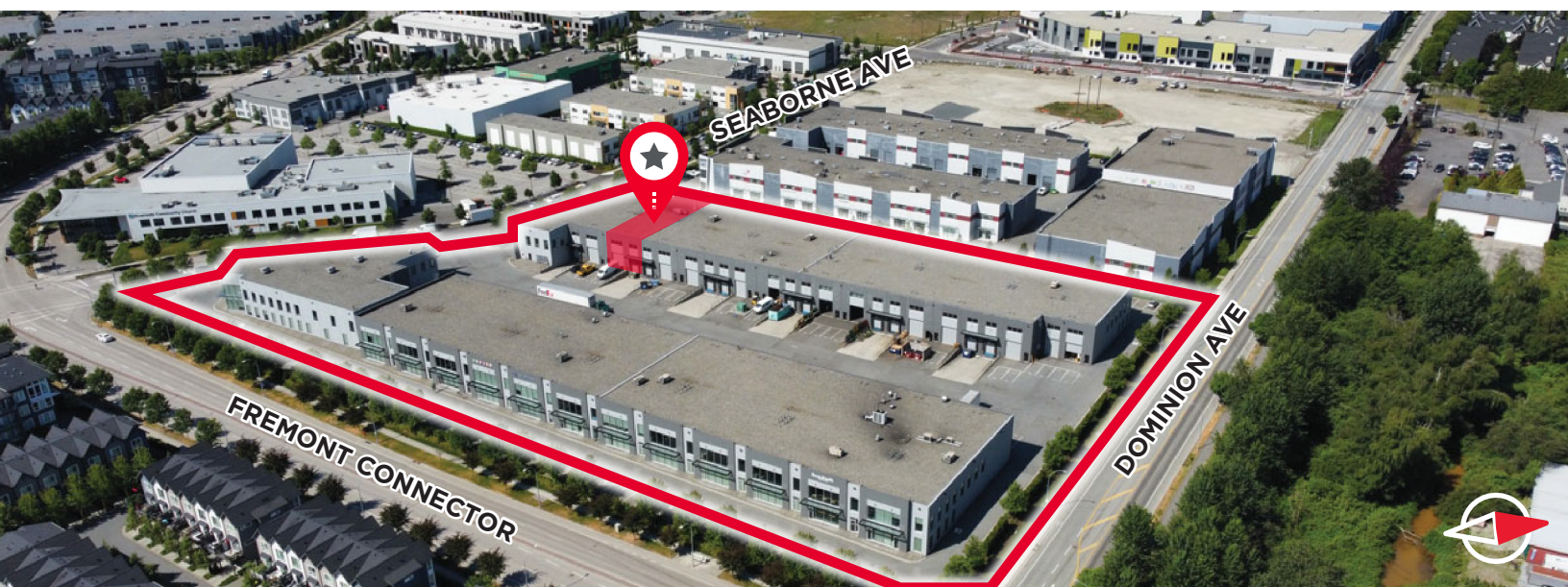
UNIT 3110

575 SEABORNE AVENUE

PORT COQUITLAM, BC



- Modern and Professional Industrial Facility
- 4,064 SF Unit Available
- Dock and Grade Level Loading



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STATE-OF-THE-ART FEATURES

- High exposure development to the Fremont Connector and Seaborne Avenue
- 26' clear ceiling heights
- Dock and grade (12' x 14') loading
- Exceptional parking well beyond code requirements
- 120/208 volt, 200 amp, 3-phase electrical service
- Complete with office, storeroom and washroom
- Professionally managed complex

LEASE RATE

From \$21.95 PSF net, per annum

BUILDING 1000 - FULLY LEASED

BUILDING 2000 - FULLY LEASED

BUILDING 3000

Unit	Main Floor	Mezz Office	Parking Stalls	Availability
3110	4,064 SF	N/A	7	Immediate

ADDITIONAL RENT

Estimated at \$6.71 PSF plus 3.5% of Basic Rent as a management fee for 2026

AVAILABILITY

Immediate

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