



UNIT 1130 | FOR SUBLEASE
3,037 SF INDUSTRIAL UNIT

573 SHERLING PLACE

PORT COQUITLAM, BC



LOCATION

The subject property is situated at the high exposure corner of Fremont Street and Sherling Place in the River's Edge Business Centre 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 TransCanada Highway. River's Edge Business Centre offers a superb location for warehouse and distribution, with excellent profile for accessory retail and office.

ZONING

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

LEGAL DESCRIPTION

Strata Lot 12 Section 9 Block 6 North Range 1 East New Westminster District
Strata Plan EPS2731 PID: 029-529-654

PROPERTY FEATURES

- High end architecturally designed building
- Forced air gas warehouse heat
- Minimum 24' clear ceiling height
- 500 lbs per square foot floor load rating on main floor
- ESFR-rated sprinkler system
- High-efficiency LED & T-5 fluorescent lighting
- 100 amp, 347/600 volt, 3 phase electrical service
- One (1) 12'x12' rear grade level loading with
- generous truck maneuvering
- Three (3) designated parking spaces
- HVAC system throughout second floor
- Two (2) washrooms
- Kitchenette counter with sink

AVAILABLE AREA

Main Floor Office	Built to suit
Warehouse Area	1,894 SF
Main Floor Area	1,894 SF
Second Floor Area	1,139 SF
Total Available Area	3,037 SF

AVAILABILITY

Immediate

ADDITIONAL RENT (2026)

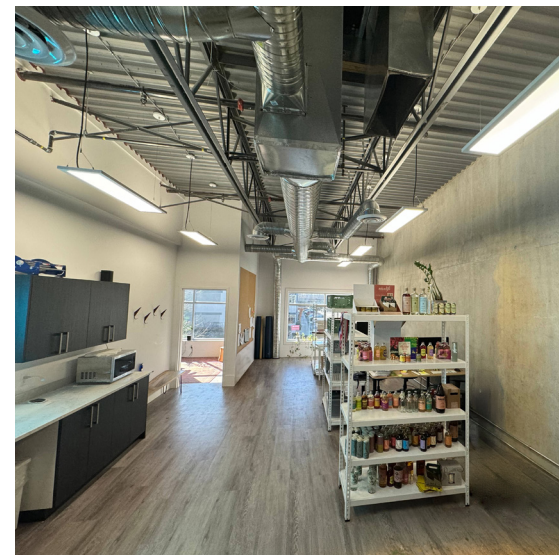
Estimated at approximately \$7.63 PSF, per annum, plus GST.

LEASE RATE

From \$19.95 per square foot, net, per annum, plus GST.

COMMENTS

Sublease term expires July 30th, 2029. A new headlease will also be considered by the building owner.



FOR MORE INFORMATION, PLEASE CONTACT

Kevin Volz

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

Alex Eastman

Senior Associate
Industrial Sales & Leasing
+1 604 608 5933
alex.eastman@cushwake.com

Rick Eastman

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

