

FOR LEASE | INDUSTRIAL  
#1124 - 585 SEABORNE AVENUE  
PORT COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 4,000 SF Office/Warehouse Strata Unit**
- ▶ **Riverwood Business Park**

### Location

The development is located just west of the Pitt River Bridge in the Dominion Triangle area. The project is south of Dominion Avenue and just west of Fremont Connector. The property offers quick and easy access to Lougheed Highway, the Mary Hill Bypass, and the Golden Ears Bridge. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco, and McDonald's.

### Highlights

- ▶ Concrete tilt-up construction
- ▶ Extensive glazing
- ▶ 26' clear ceilings
- ▶ ESFR rated sprinkler system
- ▶ T-5 fluorescent lighting
- ▶ Grade loading (10' x 14')
- ▶ 500 lbs PSF floor load rating
- ▶ 100A, 347/600V 3-phase electrical

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**Zoning**

M-3 (Industrial)

**Available Space (Approximate)**

Main floor warehouse	2,600 SF
Second floor office	1,400 SF
<b>Total</b>	<b>4,000 SF</b>

**Parking**

Four (4) parking stalls plus loading area

**Basic Rent**

\$19.95 PSF

**Taxes & Operating Costs**

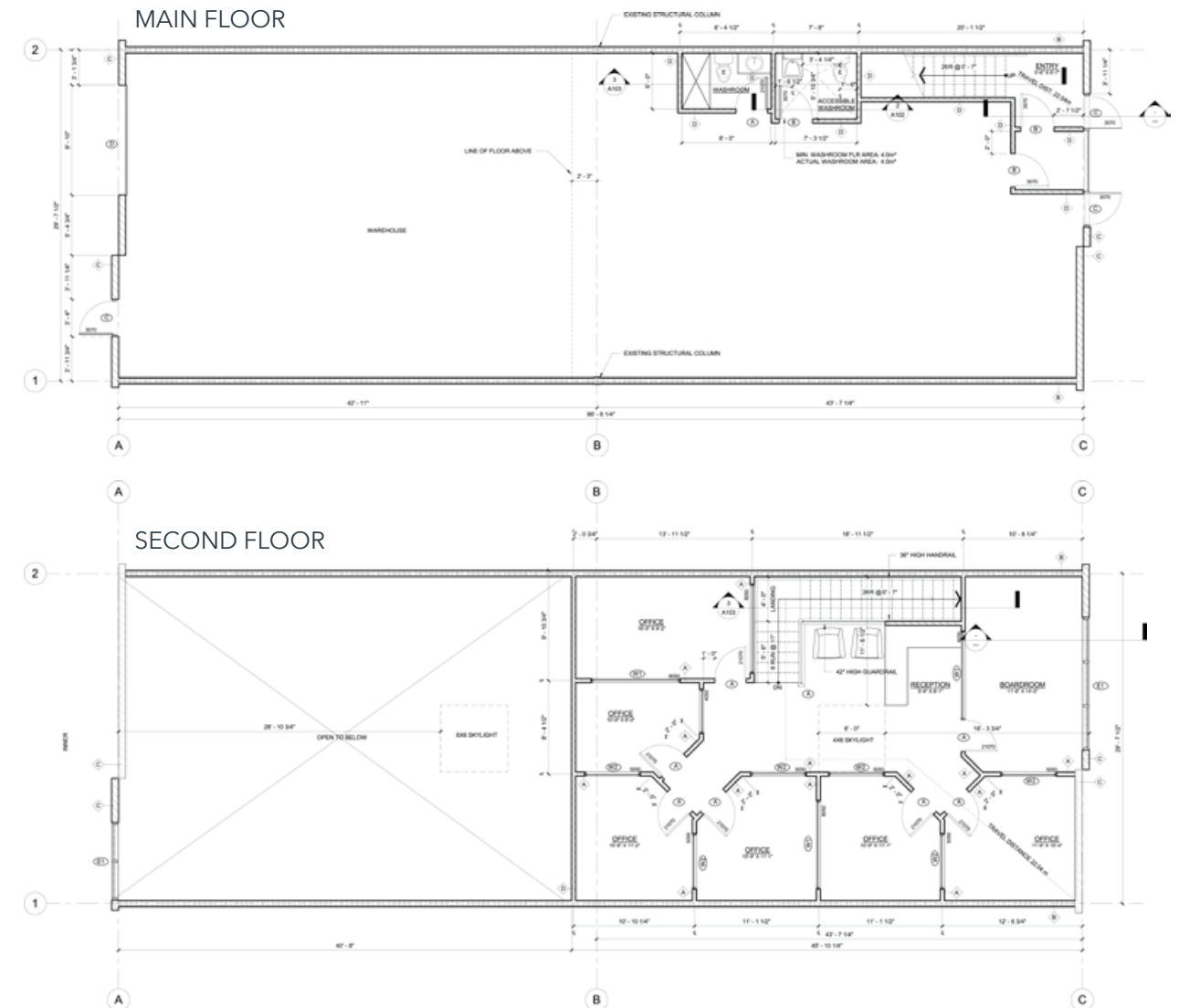
\$6.69 PSF (2024 estimate)

**Availability**

Immediate



**Unit 1124 Floor Plan**



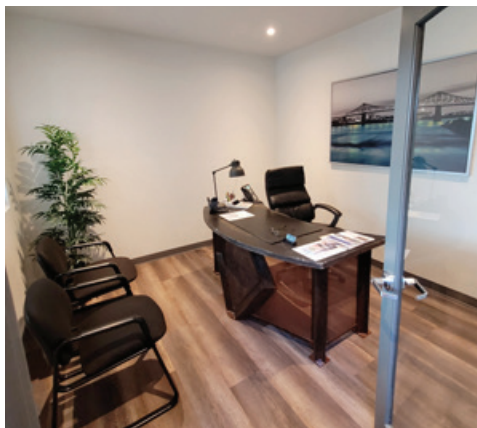
**Features**

**Finished Second Floor Office**

- ▶ High-end finishes
- ▶ Separate entrance
- ▶ Six (6) private offices
- ▶ Boardroom
- ▶ Air conditioning
- ▶ Reception area
- ▶ Skylight
- ▶ Open plan ceiling
- ▶ Ample glazing

**Main Floor Warehouse**

- ▶ 26' clear ceiling
- ▶ 10' x 14' grade level loading
- ▶ 100A 3-phase power
- ▶ Two (2) handicap accessible bathrooms
- ▶ Skylight in warehouse
- ▶ LED lighting throughout
- ▶ Rough in for laundry services



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**50**  
YEARS IN VANCOUVER