

FOR SALE | INDUSTRIAL
#1148, 1156 & 1162 - 585 SEABORNE AVE
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Three Contiguous Industrial Units Totalling 7,163 SF
- ▶ Dock and Grade Loading
- ▶ Investment Opportunity

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Location

Centrally located in the Fremont Village area of Port Coquitlam, close to a lively amenity base, and connected to all major highways. This location provides access to the Lower Mainland and Fraser Valley, just minutes off the Lougheed Highway, Mary Hill Bypass, and Highway 1.

Features

- ▶ 3 dock level loading doors
- ▶ 1 grade level loading door
- ▶ 26' ceiling height
- ▶ 500 lbs PSF floor load
- ▶ LED lighting
- ▶ Warehouse skylights
- ▶ 3-phase power
- ▶ Gas-fired unit heaters
- ▶ 3 washrooms (2 office, 1 warehouse)
- ▶ Fully HVAC offices
- ▶ 2 private offices
- ▶ Kitchenette with lunchroom
- ▶ 9 parking stalls

Available Area

Warehouse	5,171 SF
Ground floor office	1,992 SF
Total	7,163 SF

**Measurements are approximate*

Zoning

M3 (Light Industrial)

Tenancy

The property is currently leased to EcoFitt until June 30, 2025 with a 3 year option to renew. Please contact listing agents for net income information.

Strata Fees

\$547.19 per month (2023)

Property Taxes

\$45,295.22 (2023)

Asking Price

\$4,500,000

Availability

Contact agents

