

FOR SALE | INDUSTRIAL
#2115 - 950 SEABORNE AVENUE
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 3,283 SF Modern Warehouse/Office Unit
- ▶ Rear Grade Level Loading Door

Mackenzie Fraser
D 604.630.3386 C 604.671.9441
mackenzie.fraser@lee-associates.com

Steve Caldwell
Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com



Location

The subject property is situated within PIVOTAL in the heart of the Dominion Triangle area of Port Coquitlam. Its strategic positioning places it in close proximity to key transportation arteries including the Pitt River Bridge and Golden Ears Bridge to the east, the Coast Meridian Overpass to the west, and is just minutes from the Port Mann Bridge and Highway 1. Nearby, Fremont Village offers various retail amenities including Costco, Save-On-Foods, Walmart, and more.

Warehouse Features

- ▶ High profile tilt-up construction
- ▶ 11' to 22' ceiling heights
- ▶ 3-phase electrical (100A 347/600V)
- ▶ 1 rear grade level loading door
- ▶ ESFR sprinklers
- ▶ 500 lbs PSF floor load
- ▶ Handicap accessible washroom
- ▶ LED lighting
- ▶ Warehouse skylight

Office Features

- ▶ HVAC offices
- ▶ 2 private offices
- ▶ Open concept area
- ▶ Kitchenette
- ▶ Two-piece washroom
- ▶ LED lighting
- ▶ Vinyl and carpet tile flooring
- ▶ 3 designated parking stalls

Available Area

Warehouse	2,181 SF
Second floor office	1,102 SF
Total	3,283 SF

Zoning

M-3 (Light Industrial)

Property Taxes

\$19,836.16 (2023)

Strata Fees

\$644.41 per month

Asking Price

\$1,936,970



Mackenzie Fraser

D 604.630.3386 C 604.671.9441
 mackenzie.fraser@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
 D 604.895.2224 C 604.809.3122
 steve.caldwell@lee-associates.com