

FOR LEASE | WAREHOUSE
#1120 - 570 SHERLING PLACE
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 4,973 SF Warehouse Space**
- ▶ **Dock and Grade Loading**
- ▶ **Fremont Connector Exposure**

Steve Caldwell

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

Mackenzie Fraser

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

FOR LEASE | WAREHOUSE
#1120 - 570 SHERLING PLACE
PORT COQUITLAM, BC



Location

In the River's Edge Business Park at the corner of the Fremont Connector and Sherling Place. All main commercial and retail services are within several blocks.

This attractive tilt-up concrete warehouse complex features ample truck court space between the buildings and dock and grade loading.

Features

- ▶ 1 dock and 1 grade level loading door
- ▶ 25' clear ceiling heights
- ▶ Concrete tilt up construction
- ▶ 500 lb per SF floor loading
- ▶ EFR sprinklers
- ▶ Warehouse skylights
- ▶ T-5 lights
- ▶ 100 amp 600 volt power transformer 120/208V
- ▶ Ample truck room
- ▶ Potential in-place racking available

Zoning

M3 (Light Industrial) permitting warehouse and light industrial uses.

Available Area

Approximately 4,973 SF

Basic Rental Rate

Asking \$22.00 PSF

Strata Fees

\$1,311.64 per month
(approximately)

Property Taxes

\$29,563.36 (2023)

Availability

Immediate



Steve Caldwell

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

Mackenzie Fraser

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