

FOR LEASE

SEABORNE PARK

575 Seaborne Avenue, Port Coquitlam, BC

- Brand New State-of-the-Art Multi-Tenant Industrial Facility
- Units from 3,062 Square Feet to over 50,000 Square Feet
- Build-to-suit Office Areas



SEABORNE PARK

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EASY ACCESS

Seaborne Park is immediately north of the intersection of the Lougheed Highway and Mary Hill Bypass, just over 5 minutes from Highway 1.

Downtown Vancouver is 35 minutes west and the Fraser Valley and US Border are within easy reach via either the Port Mann or Golden Ears Bridges.

SUPERB LOCATION & AMENITIES

Seaborne Park offers one of the most appealing and diversified industrial locations in the Lower Mainland.

Surrounded by brand new light industrial buildings, Fremont Village Shopping Centre (including Walmart, Shoppers Drug Mart, Canadian Tire, Starbucks and numerous restaurants), Carnoustie Golf Course, the Traboulay Poco Trail along the Pitt River, and new townhouse and condo developments by Mosaic Homes, Seaborne Park is a truly unique opportunity for your business.



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STATE-OF-THE-ART FEATURES

Unique architectural expression

Direct exposure to Fremont Connector
(Buildings 1000 and 2000)

Durable concrete tilt-up construction

Generous glazing on front and rear facades

Fully-insulated exterior walls

Extensive canopy coverage over front sidewalks
and loading bays

26' clear ceiling heights and 37'9" bay widths
for efficient racking layouts

Warehouse floors designed for 500psf uniform
load and 8,000lbs point load

135' between buildings to facilitate truck
maneuvering

Loading bays with one dock door (8'6" x 10')
and one grade door (12' x 14') to most units

48" high docks complete with 30,000lb levelers,
door seals and bumpers

Parking ratio of 1 stall per 600sf or better
(including grade loading stalls)

120/208 volt, 200 amp, 3-phase electrical
service to each unit with a 600 volt incoming
service (transformed in-unit)

T5 fluorescent lighting with automated energy-
saving controllers

Radiant tube warehouse heating

ESFR-rated fire sprinkler system

One fully-finished washroom on main floor



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BUILDING 1000

Unit	Main Floor	Mezzanine Office	Parking Stalls
1105	9,480 sf	TO SUIT	19
1110	3,062 sf	TO SUIT	6
Total	12,542 sf		

BUILDING 2000

Unit	Main Floor	Mezzanine Office	Parking Stalls
2105	3,834 sf	TO SUIT	7
2110	3,899 sf	TO SUIT	7
2115	3,979 sf	To Suit	7
2120	3,931 sf	To Suit	7
2125	4,011 sf	To Suit	7
2130	4,219 sf	To Suit	8
2135	4,300 sf	To Suit	8
2140	4,380 sf	To Suit	8
2145	4,461 sf	To Suit	8
2150	4,540 sf	To Suit	8
2155	4,621 sf	To Suit	8
2160	4,701 sf	To Suit	9
Total	50,876 sf		

BUILDING 3000

Unit	Main Floor	Mezzanine Office	Parking Stalls
3105	6,027 sf	To Suit	11
3110	4,064 sf	To Suit	7
3115	4,064 sf	To Suit	7
3120	4,064 sf	To Suit	7
3125	3,935 sf	To Suit	7
3130	3,935 sf	To Suit	7
3135	4,064 sf	To Suit	7
3140	4,064 sf	To Suit	7
3145	4,064 sf	To Suit	7
3150	4,064 sf	To Suit	7
3155	4,055 sf	To Suit	7
3160	3,385 sf	To Suit	7
Total	49,785 sf		

LEASE RATE

From \$12.95 psf, net, per annum

ZONING

M-3 Light Industrial
Allows up to 60% office for most users

AVAILABILITY

Fall 2018

ADDITIONAL RENT

Estimated at \$5.52 psf, plus 3.5% Management
Fee on Net Rent, per annum (assumes no
mezzanine)

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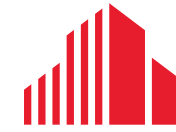


Liberty Properties
Building homes for business

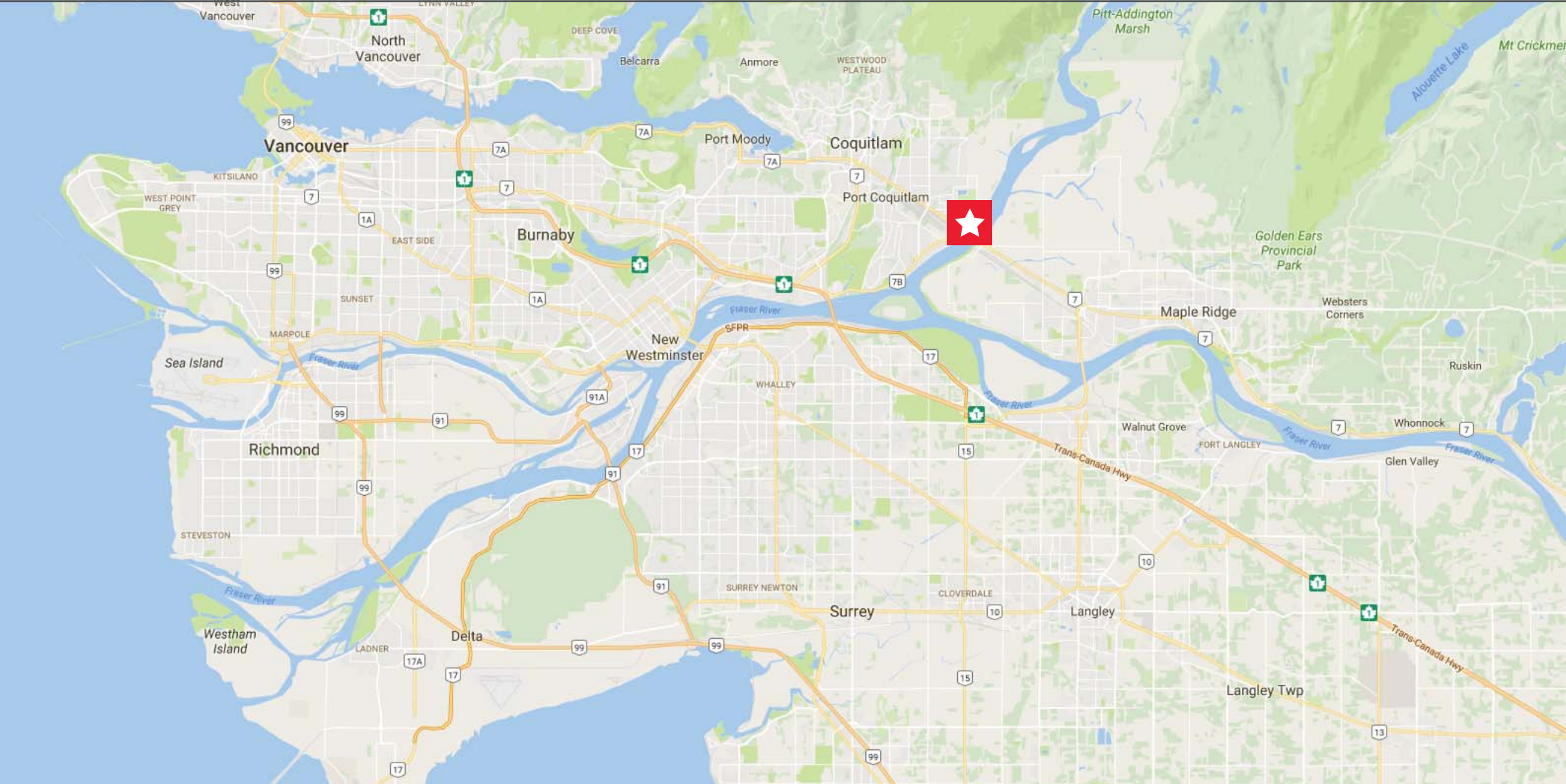
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**CUSHMAN &
WAKEFIELD**



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