



## FOR LEASE

OFFICE/WAREHOUSE

**#2140 – 580 SEABORNE AVENUE, PORT COQUITLAM, BC**



**LOCATION:**

Located in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial district known as the Dominion Triangle, **Seaborne Industrial Centre** enjoys quick and easy access to all points in the Lower Mainland via The Lougheed Highway, The Mary Hill Bypass, The Trans Canada Highway and The Gold Ears Bridge.

**ZONING:**

M-3

**AREA:**

Main Floor Warehouse:	913 sq. ft.
Second Floor Office:	<u>568 sq. ft.</u>
Total:	1,481 sq. ft.

**UNIT FEATURES:**

- Bright and modern lighting systems
- 10' to 21' ft. clear ceiling heights
- Two (2) fully finished washrooms
- 100 amp. 120/208 volt, 3 phase electrical service
- 9' ft. x9' ft. grade level loading door
- Two (2) private offices on second floor
- Coffee bar & sink

**PARKING:**

Two (2) parking stalls including loading area

**LEASE RATE:**

\$14.00 per sq. ft. plus GST (or) \$1,727.83 per month plus GST

**OPERATING COSTS**

**& TAXES:**

\$5.19 sq. ft. plus GST (or) \$640.53 per month plus GST

**AVAILABLE:**

Immediately

**For Further Information, Please Contact:**

**PETER HALL PREC\*/ BRADEN HALL / STEVE HALL - RE/MAX CREST**

*\*Personal Real Estate Corporation*

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