

**FOR
LEASE**

**#1165 - 573 SHERLING PLACE
PORT COQUITLAM, BC**



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FOR LEASE

OFFICE/WAREHOUSE

#1165 - 573 SHERLING PLACE, 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, **Rivers Edge Business Park** 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 Golden Ears Bridge.

ZONING: M-3

AREA:

Main Floor:	2,103 sq. ft.
Concrete Second Floor:	<u>827 sq. ft.</u>
Total:	2,930 sq. ft.

UNIT FEATURES:

- Excellent glazing for natural light
- One (1) rear grade level loading door
- Forced air gas warehouse heaters
- 3 phase, 100 amp 347/600 volt electrical service
- ESFR rated sprinkler system
- T5 fluorescent lighting
- Concrete steel frame mezzanine
- One (1) washroom

PARKING: Three (3) parking stalls

LEASE RATE: \$17.18 per sq. ft. plus GST (or) \$4,194.78 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$11.55* per sq. ft. plus GST (or) \$2,820.13* per month plus GST
**Not including Heat & Light*

AVAILABLE: Immediately