

FOR LEASE | INDUSTRIAL
#2140 - 853 SEABORNE AVENUE
PORT COQUITLAM, BC



- ▶ **1,973 SF Modern Tilt-Up Construction Office/Warehouse Unit**
- ▶ **Riverwood Business Park**

Location

Located in the heart of the rapidly expanding multi-purpose residential, commercial, retail and industrial district known as the Dominion Triangle, Riverwood Business Park enjoys quick and easy access to all points in the Lower Mainland via the Lougheed Highway, Mary Hill Bypass, the Trans-Canada Highway, and the Golden Ears Bridge.

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Opportunity

Riverwood Business Park, primarily located in Port Coquitlam, is an architecturally designed small bay office/warehouse complex providing the utmost quality to meet the stringent requirements of today's successful business.

Zoning

M3 - Office, Office/Wholesale/Warehouse

Features

- ▶ Nicely finished second floor offices with private offices and open work areas
- ▶ Air conditioning in offices
- ▶ Two (2) fully finished washrooms
- ▶ Coffee bar and sink
- ▶ 10' to 21' ceiling heights in warehouse area
- ▶ 100 amp, 120/208 volt, 3 phase electrical service
- ▶ 9' x 8' grade level loading
- ▶ Three (3) parking stalls

Available Area

Ground floor warehouse	1,243 SF
Second floor office	730 SF
Total	1,973 SF

Basic Rent

\$22.00 PSF

Taxes & Operating Costs

\$9.82 PSF (2026)

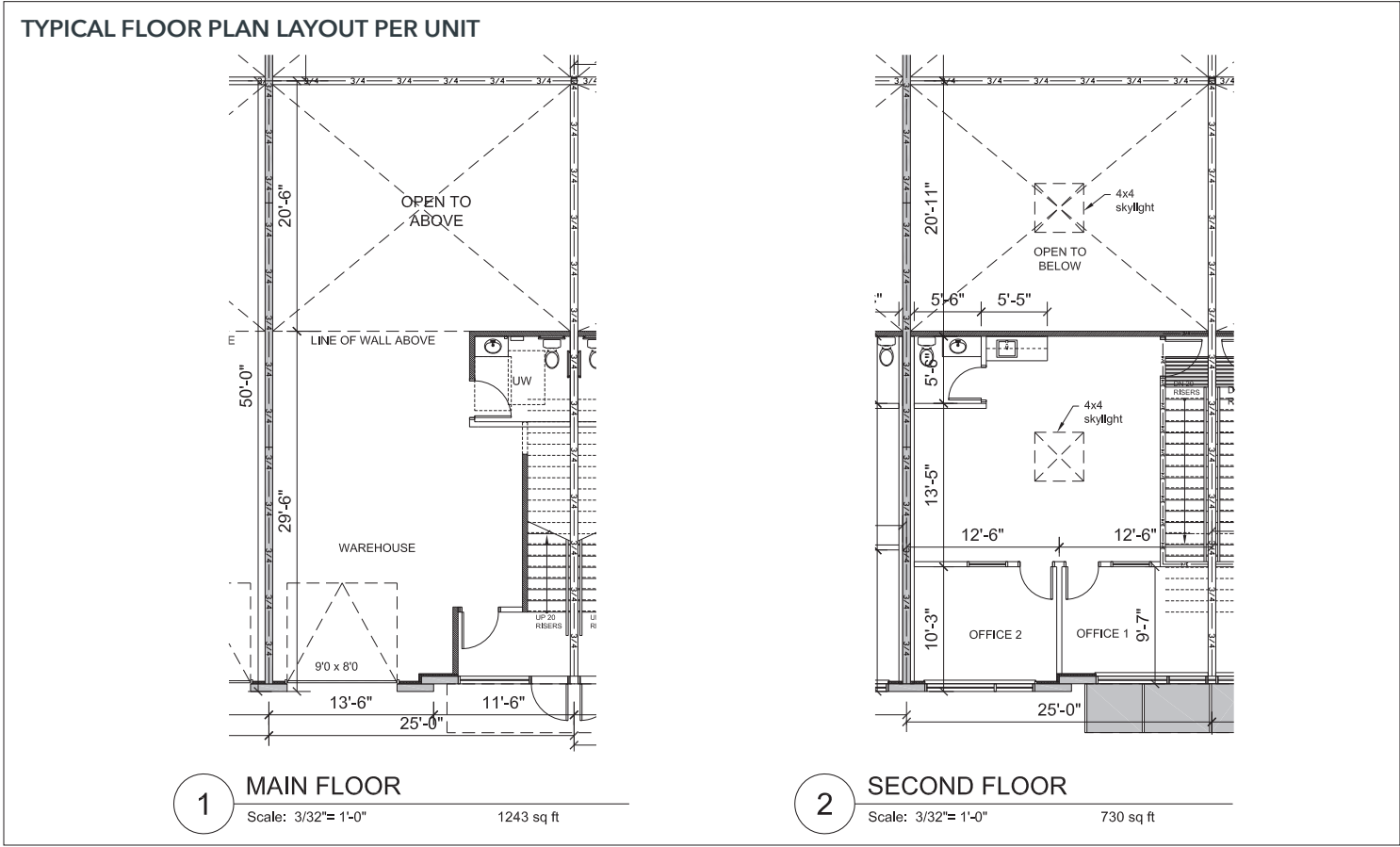
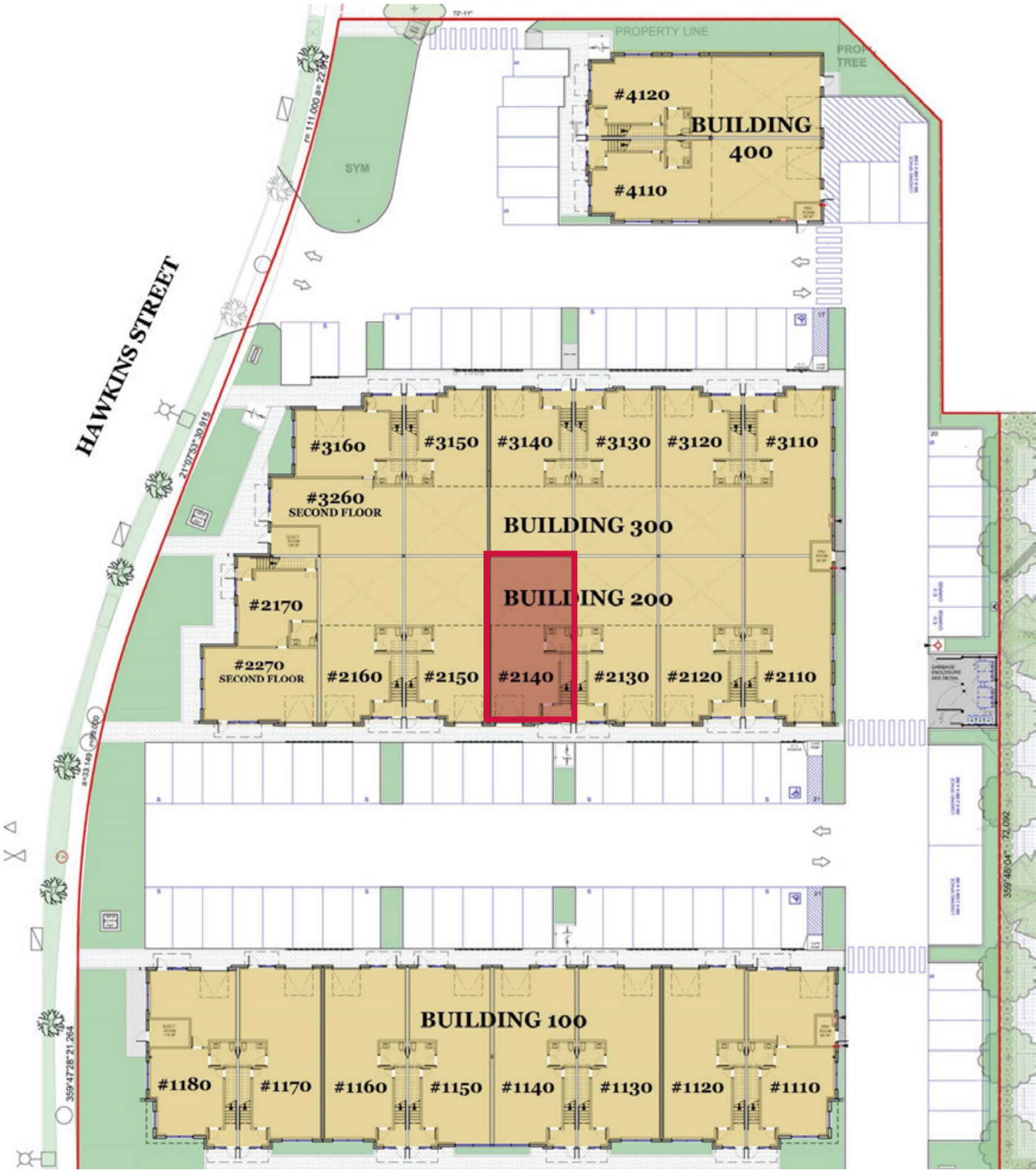
Total Montly Rent

\$5,231.74 per month plus GST and utilities

Availability

April 1, 2027

Site Plan





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