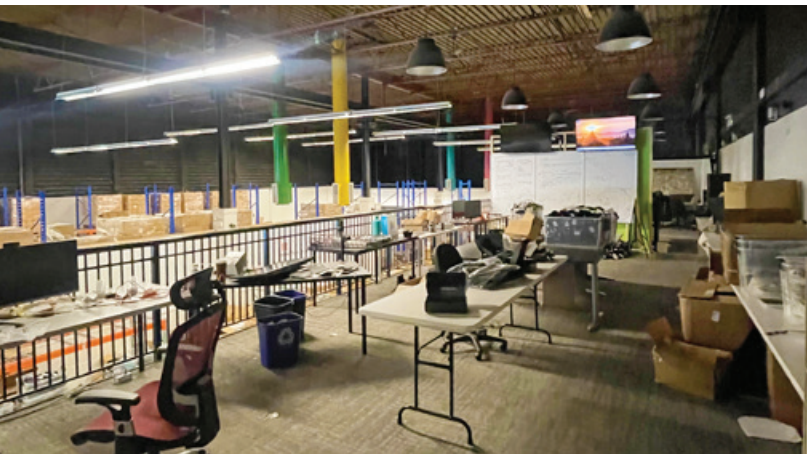


FOR SUBLEASE | INDUSTRIAL
3210 ST. JOHNS STREET
PORT MOODY, BC



- ▶ **12,000 SF Warehouse/Office**
- ▶ **Grade Loading**
- ▶ **High Exposure and Flexible Zoning**

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FOR SUBLEASE | INDUSTRIAL 3210 ST. JOHNS STREET PORT MOODY, BC

Location

The subject property is located in the heart of Port Moody on St. Johns Street just east of Murray Street. The space provides excellent exposure to both foot and vehicle traffic. The property is conveniently surrounded by numerous restaurants, cafés, bars, and boutiques.

Zoning

M1 (Light Industrial)

Features

- ▶ 28' ceiling
- ▶ 14' grade loading door
- ▶ Private offices
- ▶ Mens and womens washrooms
- ▶ Kitchenette
- ▶ Ample parking
- ▶ Bonus storage mezzanine
- ▶ Potential to negotiate longer term Headlease

Available Areas

Main floor	11,515 SF
Mezzanine office/storage	485 SF
Total	12,000 SF

Asking Sublease Rate

\$18.00 PSF

Additional Rent

\$6.00 PSF (2024 estimate)

Availability

30 to 60 days notice



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