

FOR SALE



**2360 Fremont Street
Port Coquitlam, British Columbia**



Subject Property
2360 Fremont Street



**Rare 1.62 Acres of Freehold Land
Ready for Development**

2360 Fremont Street, Port Coquitlam

Opportunity

Introducing a rare opportunity to acquire a freehold industrial property in the heart of the Dominion Triangle in Port Coquitlam, an attractive, business park setting surrounded by a wide variety of retail and lifestyle amenities.

The property offers the opportunity for either an investor to develop an on-site self-storage facility on top of a multi-tenant industrial building or an owner occupier to design and build a custom freestanding building for their operations.



1.62 Acres of
Freehold Land



M-3
Zoning



Purchase Price
\$10,980,000



Ready for
Development



Multiple Design
Opportunities



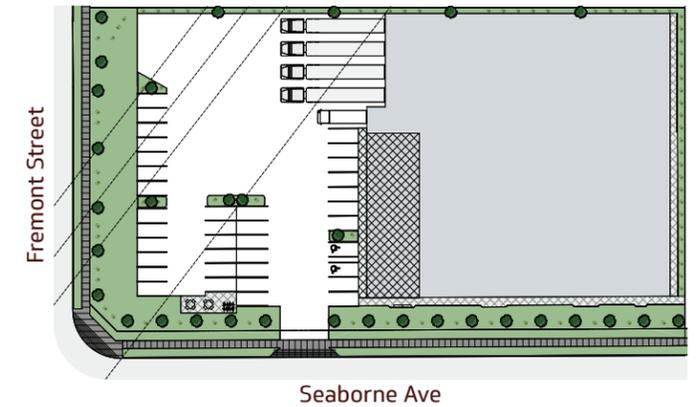
Rectangular Corner Site
with Excellent Dimensions
for Development



Potential Development Options

Option 1 - Single User

- ✓ Approximately 34,000 SF building with dock level loading.



- ✓ Ceiling height, specific requirements, and layout to suit are subject to City approval.

Option 2 - Multi-Tenant/Strata Development

- ✓ 35,000 SF multi-tenant development with typical bay sizes in the range of 3,700 SF.
- ✓ Grade loading units with ample parking.

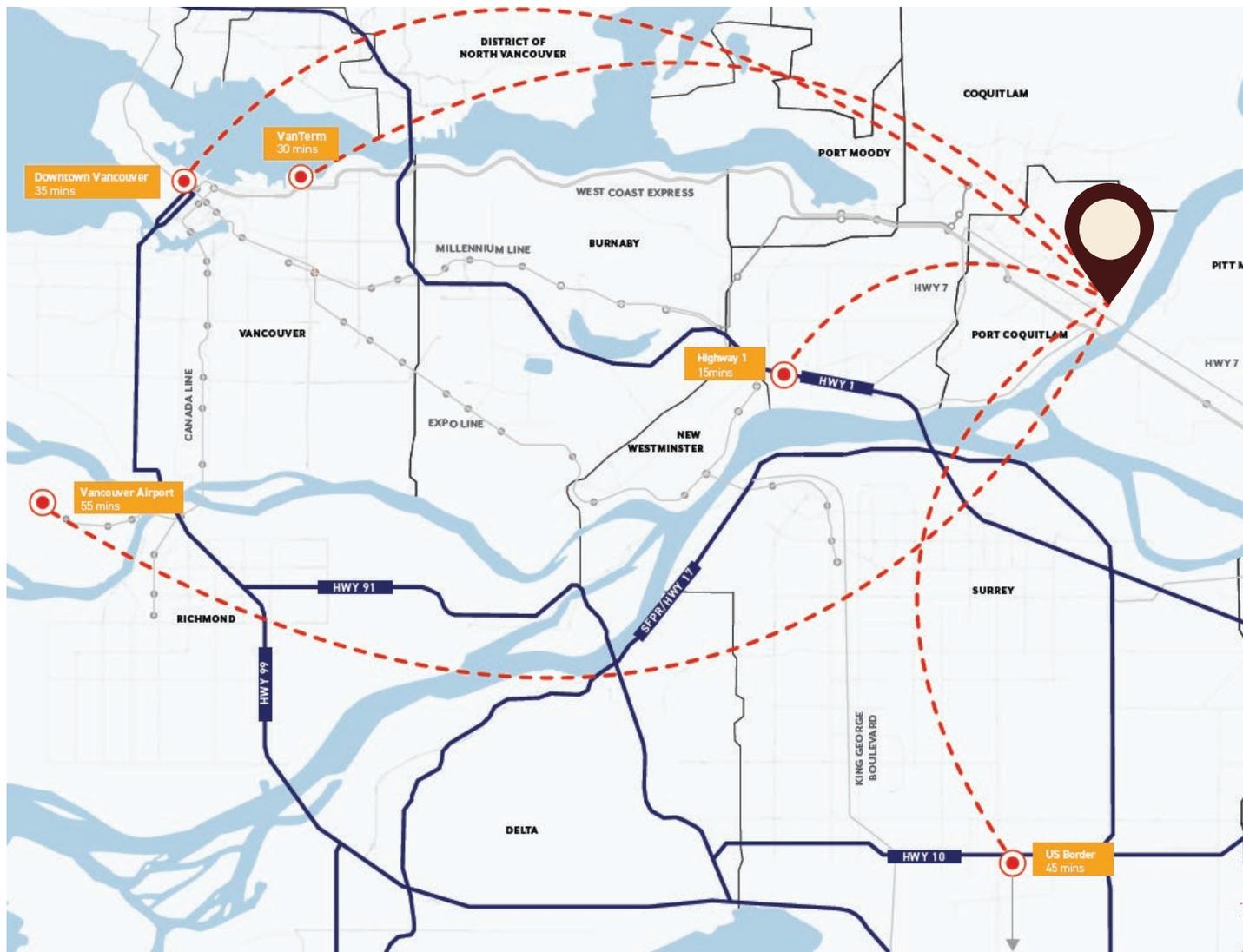


Option 3 - Combined Self-Storage and Multi-Tenant

- ✓ Potential to construct approximately 35,000 SF of warehouse + 52,000 SF of self-storage, for a total of 87,000 SF.
- ✓ This development concept is conditionally approved by Port Coquitlam.

Location

The property is located at the corner of Fremont Street and Seaborne Avenue, offering a strategic location just minutes from Highway 7. The surrounding area is rich with diverse amenities, ensuring convenience for employees and fostering a dynamic business community. With the added advantage of nearby residential areas, this location provides a well-rounded setting that caters to both work and lifestyle needs.



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