



LINK
DOMINION

FOR SALE

*2372 Fremont Street
Port Coquitlam, BC*



Colliers

ELEVATE YOUR BUSINESS

Prime Industrial and Pure Office Solutions

Introducing a rare and exciting opportunity in the heart of the Dominion Triangle area in Port Coquitlam, this development opportunity stands prominently at the corner of Fremont Street and Dominion Avenue. Boasting a strategic location just minutes from Highway 7, this property addresses the growing demand for strata options in a robust industrial and office sector with a historically low vacancy rate. In addition to its prime location and industrial opportunities, this development offers a versatile mix of office spaces, providing businesses with the flexibility to tailor their workspace to specific operational needs.

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. Don't miss out on this rare new opportunity to secure a prime spot in an established industrial hub with immense growth potential. Elevate your business presence in a thriving community where innovation meets accessibility.



STRATEGICALLY LOCATED, EXCEPTIONALLY DESIGNED

Nestled on the corner of Fremont Street and Dominion Avenue, this prime location is minutes from the convenient access of Highway 7, ensuring seamless connectivity to key transportation routes. Located across from the Carnoustie Golf Course, and surrounded by nearby residential neighborhoods, this spot is not only a rare gem but also presents a strategic investment. The blend of scenic greenery, upscale residences, and the promise of something new make this location an unparalleled canvas for future endeavors.

Port Coquitlam, BC is known for its friendly atmosphere, natural beauty and diverse community. With a location like Port Coquitlam, Link Dominion, offers residents and visitors easy access to outdoor recreational activities, parks, and waterways. With proximity to major transportation routes, including the Trans-Canada Highway, and the West Coast Express commuter rail, this location provides efficient links to neighboring communities and downtown Vancouver.



82,500 SF of Available Space



Industrial Zoning



Industrial & Office Space



**INDUSTRIAL WAREHOUSE:
28' Clear Height**



Q1 2026 Occupancy



**INDUSTRIAL MEZZANINES:
10' Clear Height**

**OFFICE:
10' Clear Height**



YOUR GATEWAY TO GROWTH

Link Dominion's introduction is poised to have a positive impact on the demographics of the surrounding area by catering to the escalating demand for strata options in the robust industrial and office sector.

DRIVE TIMES

Surrey, BC	18 km 25 mins
Burnaby, BC	22 km 20 mins
Vancouver, BC	34 km 40 min
Vancouver International Airport	40 km 50 mins
Canada/US Border Pacific Highway Port of Entry	40 km 50 mins

DEMOGRAPHICS



TOTAL POPULATION

10 KM	375,779
20 KM	1,394,246
30 KM	2,440,873



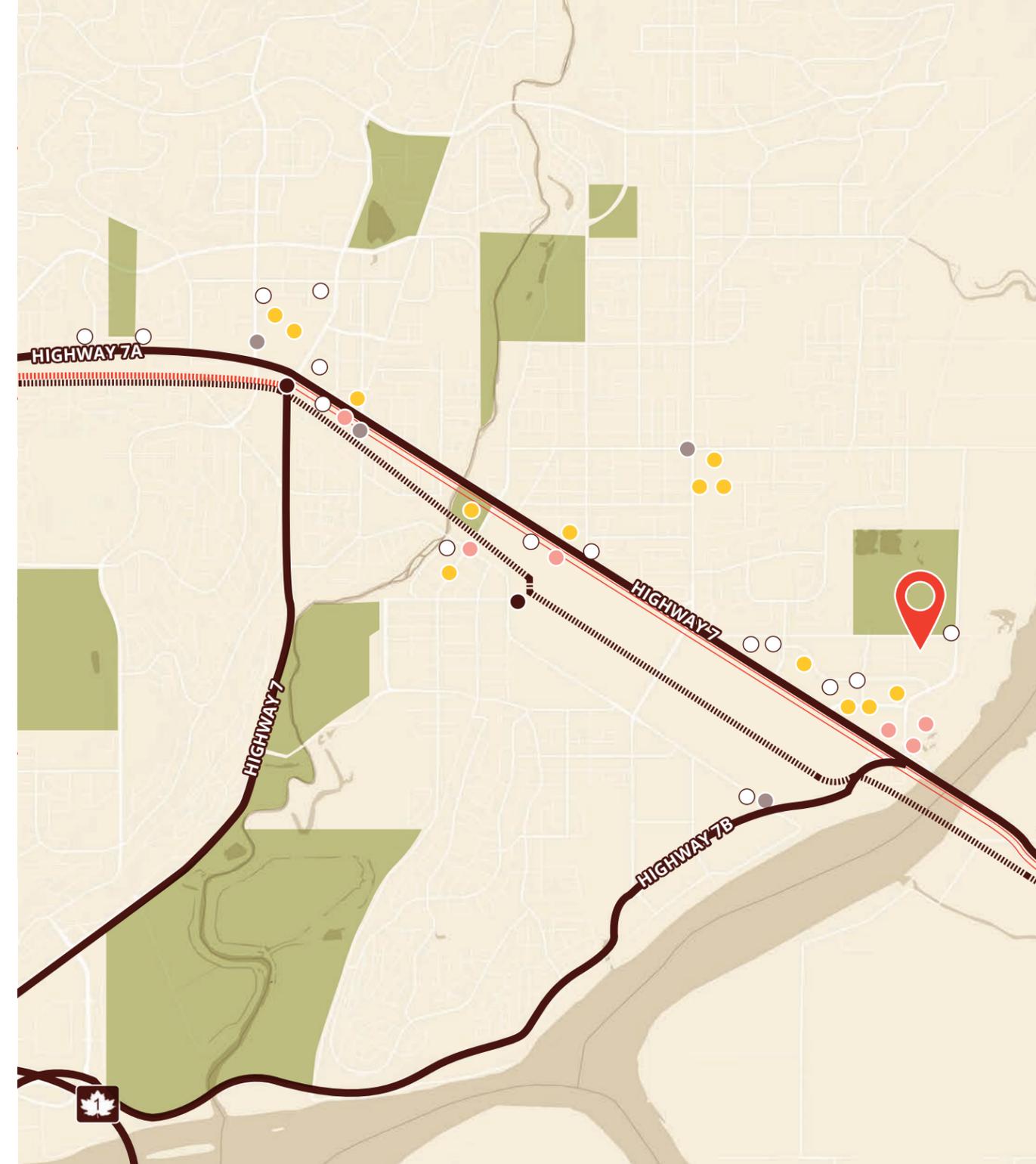
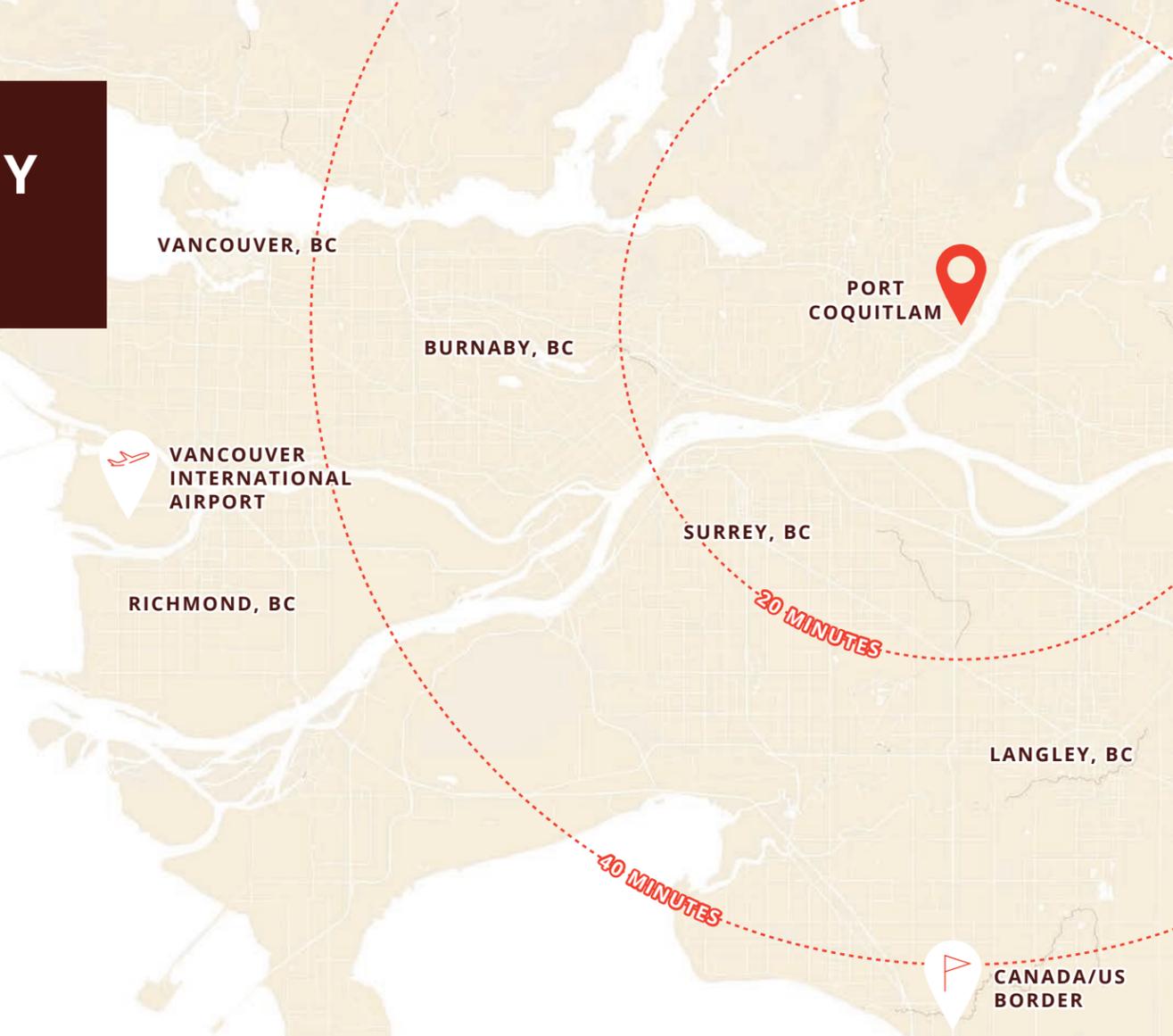
LABOUR EMPLOYMENT RATE

10 KM	92.9%
20 KM	92.8%
30 KM	93.1%



AVERAGE HOUSEHOLD INCOME

10 KM	\$133,296
20 KM	\$129,326
30 KM	\$128,329



LINKED FOR CONVENIENCE

Amenities & Transportation

Link Dominion is conveniently located for easy access to main transit ways while offering a wide range of nearby amenities.

- Link Dominion
- Transit Stations
- Shopping & Grocery
- Green Spaces
- Cafés & Restaurants
- Fitness
- Gas Stations
- West Coast Express Line
- SkyTrain Millennium Line
- Coquitlam Central Bus Route

UNLOCK POTENTIAL FOR SALE

Industrial Opportunity

Explore exceptional industrial space at 2372 Fremont Street, available for sale. This versatile property offers the flexibility to build out a mezzanine, providing customizable options to suit your specific business needs.

BUILDING 2000 INDUSTRIAL 2372 Fremont Street

UNIT	MAIN FLOOR	MEZZANINE	TOTAL	PRICE
1	2,458 SF	774 SF	3,232 SF	\$1,923,278
2	2,800 SF	841 SF	3,641 SF	\$2,093,202
3	2,800 SF	841 SF	3,641 SF	\$2,093,202
4	2,800 SF	841 SF	3,641 SF	\$2,093,202
5	2,800 SF	841 SF	3,641 SF	\$2,093,202
6	3,265 SF	1,105 SF	4,370 SF	\$2,469,131
7	3,210 SF	1,007 SF	4,217 SF	\$2,382,772
8	2,800 SF	841 SF	3,641 SF	\$2,093,202
9	2,800 SF	841 SF	3,641 SF	\$2,093,202
10	2,800 SF	841 SF	3,641 SF	\$2,093,202
11	2,532 SF	841 SF	3,373 SF	\$1,939,709
12	2,557 SF	2,733 SF	5,290 SF	\$2,988,500



47,500 SF



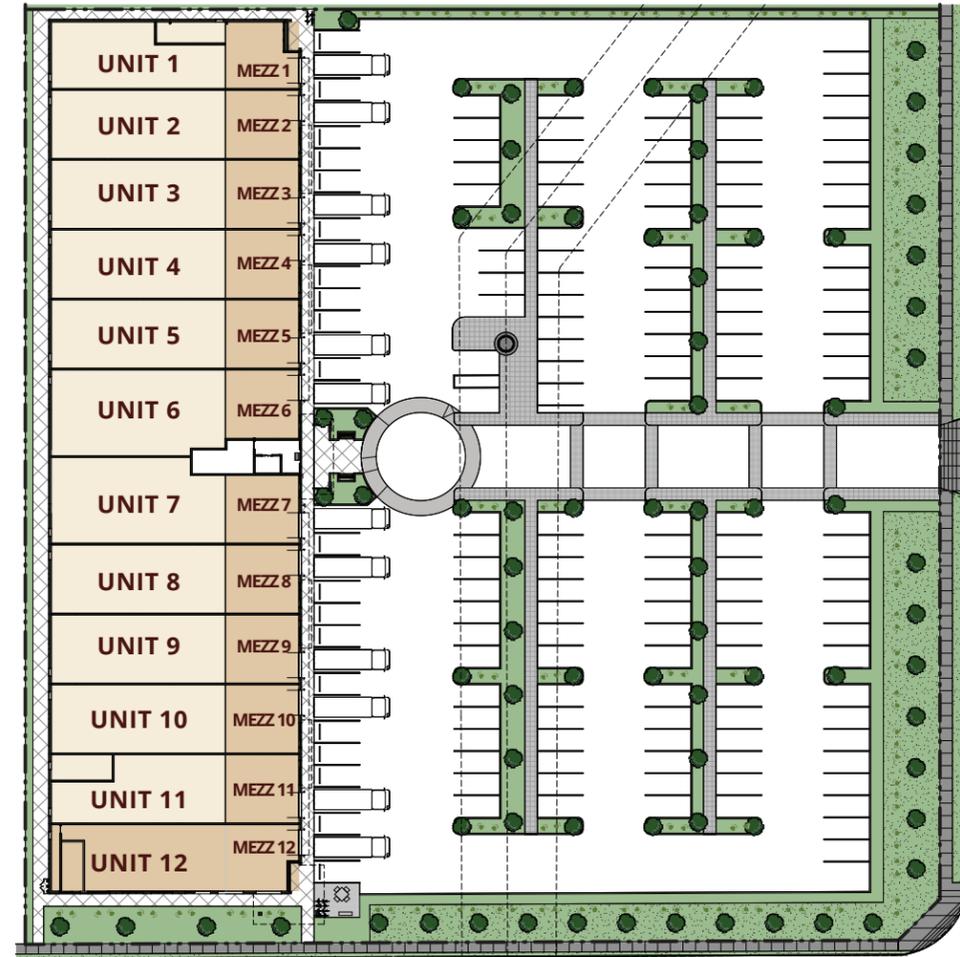
Warehouse:
28' Clear Height
Mezzanines:
10' Clear Height



Min 4 Stalls
Per Unit



1 Loading Door
Per Industrial Unit



A TRUSTED TEAM



Astria Properties is a leading real estate developer specializing in boutique industrial projects in the BC Lower Mainland. Astria takes an opportunistic approach in markets with strong fundamentals, as well as we work closely with our clients to develop tailored, built-to-suit developments that balance functionality and quality. At the core of our work are strong client and partner relationships and an approach that prioritizes innovation and simplicity in a complex space. The team's deep understanding of industrial development and construction allows the company to deliver projects that are second-to-none. Astria is currently planning or developing over 500,000 square feet of industrial product across five municipalities in British Columbia.

astriaproperties.com



Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure.

orionconstruction.ca



At JLL, we take pride in doing things differently. We see the built environment as a powerful medium with which to change the world for the better. By combining innovative technology and data intelligence with our world-renowned expertise, we're able to unveil untapped opportunities for success. We help buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech startups to global firms, our clients span industries including banking, energy, healthcare, law, life sciences, manufacturing, and technology.

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collierscanada.com

The logo features a stylized orange outline of a building with three rectangular sections of varying heights. To the right of this graphic, the words "LINK" and "DOMINION" are stacked vertically in a bold, white, sans-serif font.

LINK DOMINION

LINKDOMINION.COM

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The Colliers logo features the word "Colliers" in a white, serif font, centered within a blue rectangular box with a thin white border and a yellow and red horizontal stripe at the bottom.