



For Sale or Lease

3.1 Acres
Land Sale or
Build-to-Suit Lease/Sale

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FREMONT STREET
Port Coquitlam, BC



Opportunity

A rare opportunity to purchase 3.1 acres of industrial land in Port Coquitlam or have a custom built-to-suit facility for long term lease or purchase. The vendor/developer can offer an attractive, modern industrial/office facility designed to meet precise tenant specifications, while offering an abundance of parking. Surrounded by other new developments, retail amenities and a golf course, 2378 Fremont Street will provide a unique opportunity to secure one of the last undeveloped site in the sought-after Dominion Triangle area of Port Coquitlam.

Build-to-Suit

Industrial Opportunity



Purchase Price
\$12,800,000



Lease Rate
Proposal Based



Operating Costs
\$8.25 psf
(estimated for 2026)



Lease Term
10 or 15 years



Specifications



Site Size
3.1 acres



Total Potential Building Size
Approximately 42,339 sf



Warehouse Ceilings
32' clear height or higher



Loading
Possible 3 dock loading doors accommodating 53' trailers and up to 2 grade loading doors



Electrical Service
1600 Amps at 600 Volts electrical capacity (more power possible)



Parking
119 parking stalls



Timing
Fixturing: September 1, 2026, and a lease term commencing: December 1, 2026



Floor Load
500 lbs. per square foot



Zoning
M-4

Site Plan



PROPOSED BUILDING

Ground floor (Warehouse) 36,757 SF

Second floor To Suit

Site Area: 3.1 acres (135,036 SF)

Site Coverage: 27%

*A large amount of additional density can be achieved through mezzanine or multi-storey development with no height or storey limits and ample available parking, if desired.



Developed by



Location

The property is situated at the corner of Fremont Street and Seaborne Avenue in Port Coquitlam, offering a prime location just minutes from Highway 7. The surrounding area features a variety of amenities, providing convenience for employees and contributing to a vibrant business community. With nearby residential neighborhoods, the location supports both work and lifestyle needs.



Nearby Amenities

Tim Hortons



SUBWAY



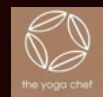
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jll.com

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.

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STEFAN
MORRISSETTE*
Senior Vice President
+1 604 657 0801
Stefan.Morissette@jll.com

* Personal Real Estate Corporation

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