

2120-2130 570 SHERLING PLACE, PORT COQUITLAM
TURNKEY INDUSTRIAL WAREHOUSE WITH COLD STORAGE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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TURNKEY INDUSTRIAL WAREHOUSE AT FREMONT INDUSTRIAL PARK

This turnkey industrial warehouse in the sought-after Fremont Village area of Port Coquitlam presents an excellent sublease opportunity for businesses requiring high-quality storage and distribution space. The unit is 6,500 square feet and includes a built-in 1,900 square foot cold storage unit with 19 feet of ceiling height, making it ideal for food & beverage distribution, perishable goods storage, or other temperature-sensitive uses. Units can be leased separately or together.



SALIENT FACTS

SIZE BREAKDOWN

Unit #2130: $\pm 3,566$ SF
(cold storage unit)

Unit #2120: $\pm 2,930$ SF

PARKING

9 reserved stalls
2 loading bay stalls

COLD STORAGE IMPROVEMENTS

Available for Key Fee,
Contact Listing Agents

ZONING

M3

BASIC RENT

\$22.50/FT

ADDITIONAL RENT

\$9.52/FT

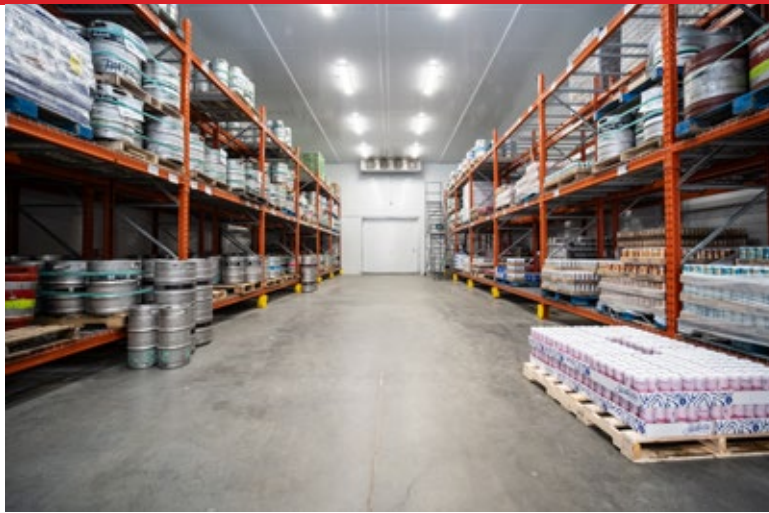
MONTHLY RENT

\$17,333.84 + GST

LEASE EXPIRY

August 31, 2028

Units can be leased
separately or together.



INCLUDES
1,900 SF built-in
cold storage, racking
for extra storage,
2 grade loading
doors

FREMONT INDUSTRIAL PARK IN PORT COQUITLAM

Situated in the thriving Fremont Industrial Park in Port Coquitlam, 570 Sherling Place offers businesses a strategic and well-connected location in one of Metro Vancouver's most desirable industrial hubs. The property benefits from excellent accessibility, modern infrastructure, and proximity to key transportation corridors, making it an ideal choice for warehousing, distribution, and logistics-based operations.



IMMEDIATE ACCESS TO MAJOR HIGHWAYS

Positioned just minutes from Lougheed Highway, Mary Hill Bypass, and Highway 1, offering seamless connectivity to Greater Vancouver, the Fraser Valley, and the U.S. border.

PROXIMITY TO MAJOR DISTRIBUTION & MANUFACTURING HUBS

Close to Port Coquitlam's primary industrial areas, Golden Ears Bridge, and Pitt Meadows Airport, ensuring efficient goods movement.

EXCELLENT LABOUR POOL & BUSINESS AMENITIES

Located within a well-established industrial and commercial node, attracting a diverse workforce and offering nearby retail and service amenities in Fremont Village.



PUBLIC TRANSIT ACCESS

Convenient access to bus routes and SkyTrain connections via Coquitlam Central Station, ensuring ease of commuting for employees.

SURROUNDED BY LEADING INDUSTRIAL USERS

A growing hub for logistics, food & beverage distribution, and light manufacturing businesses, benefiting from a synergistic industrial ecosystem.

FOR MORE INFORMATION CONTACT

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