

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

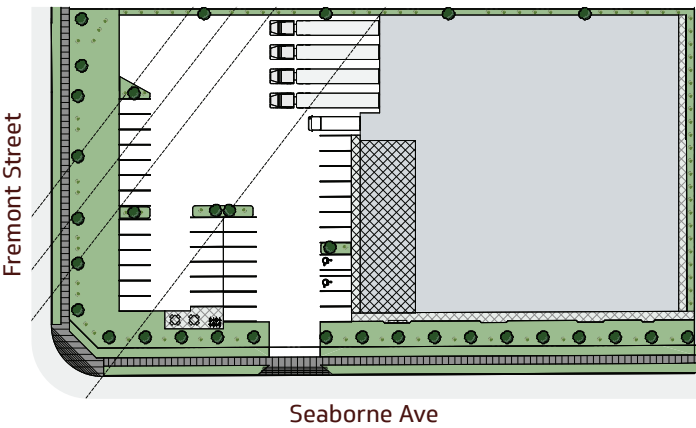


Rectangular Corner Site  
with Excellent Dimensions  
for Development

## 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

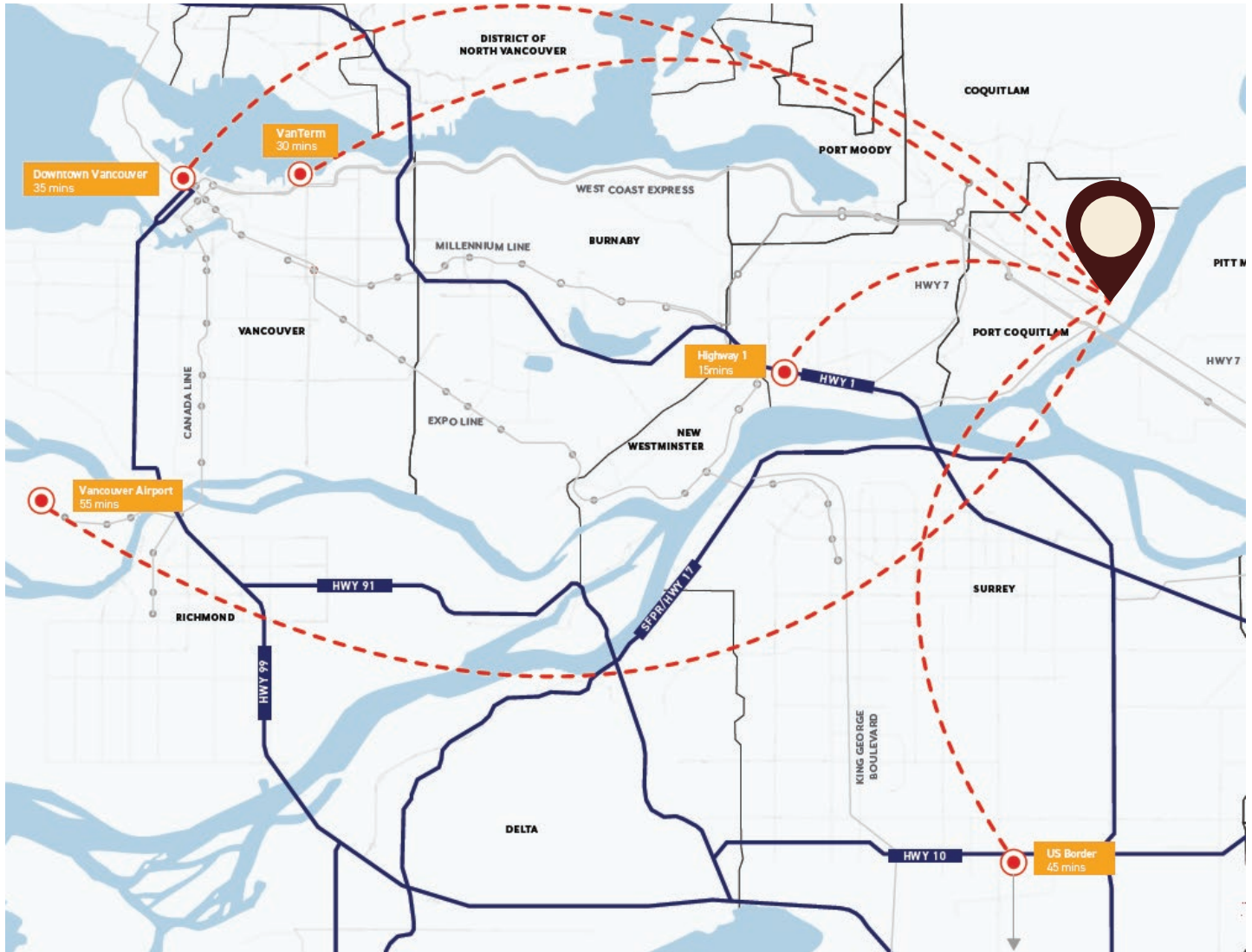
- ✓ Potential to construct approximately 35,000 SF of warehouse + 52,000 SF of self-storage, for a total of 87,000 SF.
- ✓ This development concept is conditionally approved by Port Coquitlam.





## 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.



**Stefan Morissette\***  
Senior Vice President  
+1 604 657 0801  
stefan.morissette@jll.com

\* Personal Real Estate Corporation



jll.ca  
510 West Georgia Street, Suite 2150  
Vancouver, BC V6B 0M3  
Jones Lang LaSalle Real Estate Services, Inc.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.