FOR LEASE | INDUSTRIAL

2250 FREMONT STREET

PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

- 8,716 SF High Quality Warehouse/Office
- Three Grade Loading Doors
- Corner Premises

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CELEBRATING OVER 50 YEARS IN VANCOUVER

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PORT COQUITLAM, BC

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Available Space*

UNITS 170, 180, 190

Main floor warehouse	6,765 SF
Second floor mezzanine	1,275 SF
Second floor finished office	676 SF
Total	8,716 SF

**Approximate*

Zoning

M3 (Industrial)

Asking Lease Rate

$17.95 PSF

Taxes & Operating Costs

$9.84 PSF (2023 estimate)

Availability

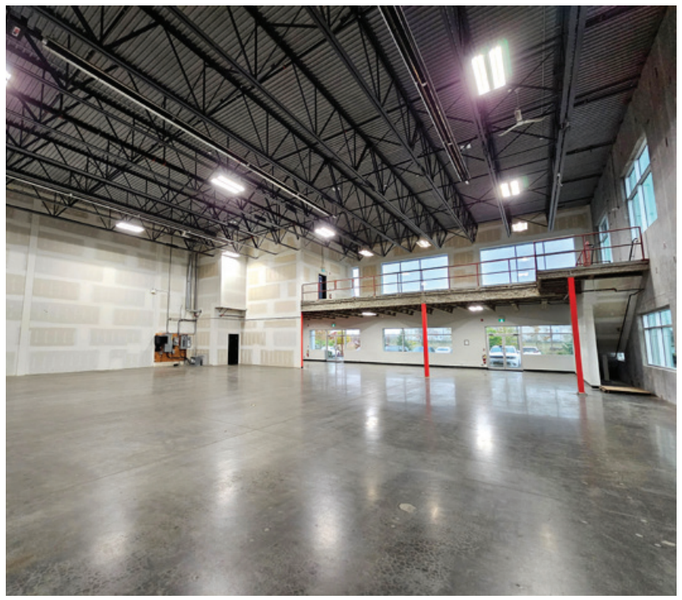
Immediate

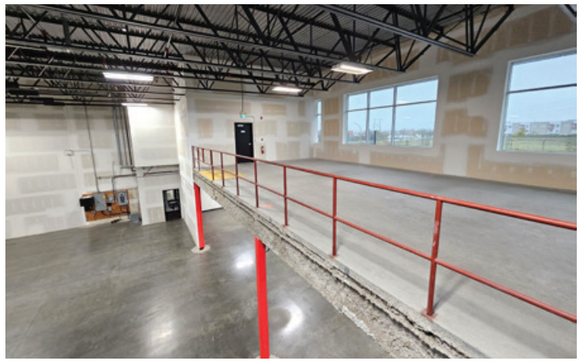
Location

The development is located just east of the Pitt River Bridge in the Dominion Triangle Area. The project is south of Dominion Avenue, just west of Fremont Connector. The property offers quick and easy access to Lougheed Highway, the Mary Hill Bypass and the Golden Ears Bridge. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco and Mcdonald's.

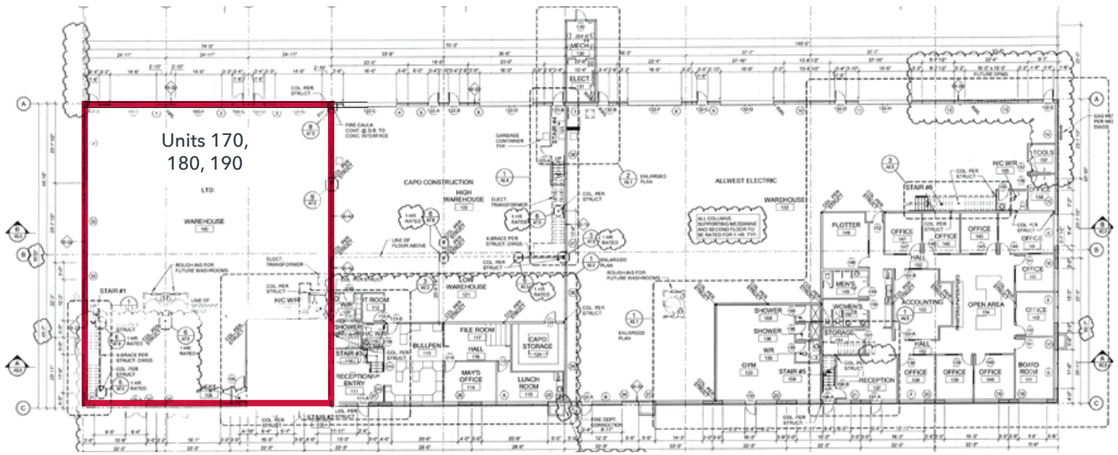
Features

- Extensive glazing
- 25' clear ceilings
- ESFR rated sprinkler system
- LED lighting
- Three (3) grade level loading doors
- Insulated wall panels
- Radiant tube heating
- 3-phase electrical service
- Handicap accessible bathroom
- Two (2) washrooms
- Corner premises

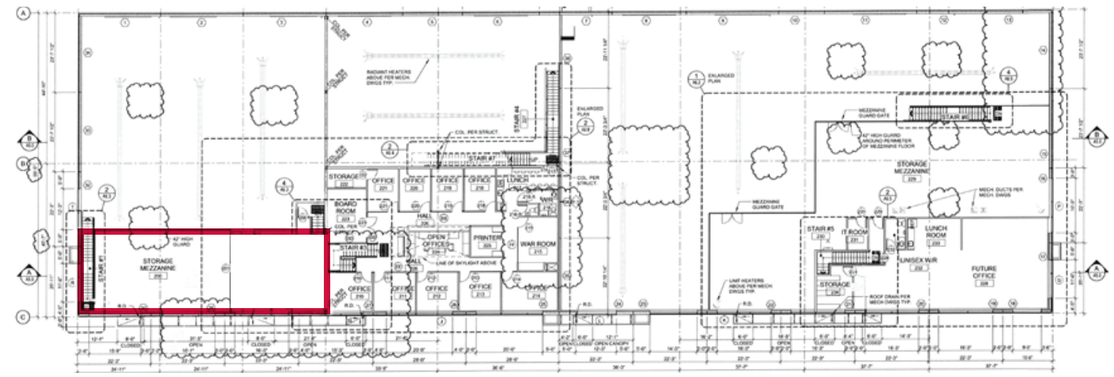




MAIN FLOOR PLAN



SECOND FLOOR PLAN



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