

550

SHERLING PLACE, UNIT 1110
PORT COQUITLAM, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

**TOP QUALITY 9,110 SF WAREHOUSE/OFFICE STRATA
PARK-LIKE SETTING NEXT TO PITT RIVER**

Steve Caldwell

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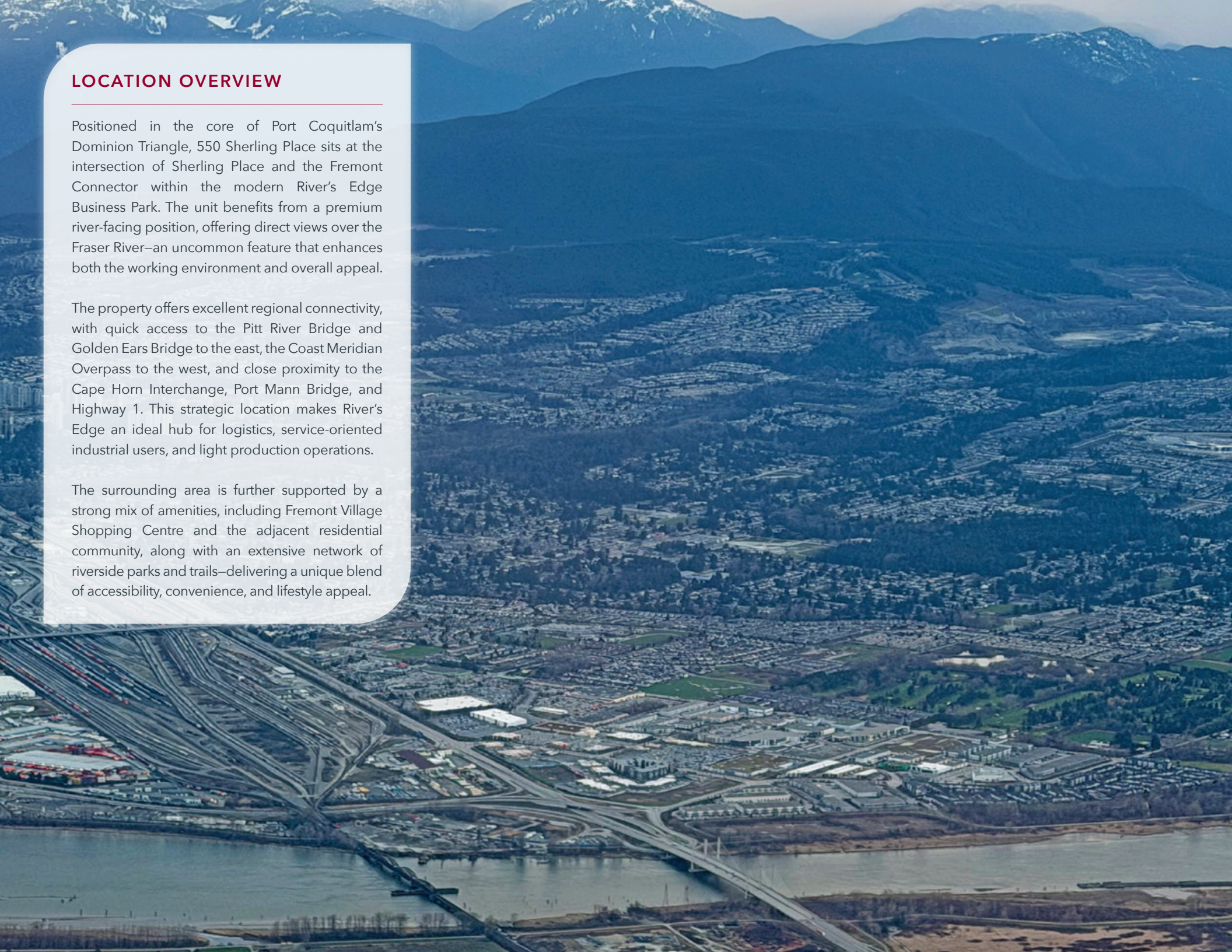
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LOCATION OVERVIEW

Positioned in the core of Port Coquitlam's Dominion Triangle, 550 Sherling Place sits at the intersection of Sherling Place and the Fremont Connector within the modern River's Edge Business Park. The unit benefits from a premium river-facing position, offering direct views over the Fraser River—an uncommon feature that enhances both the working environment and overall appeal.

The property offers excellent regional connectivity, with quick access to the Pitt River Bridge and Golden Ears Bridge to the east, the Coast Meridian Overpass to the west, and close proximity to the Cape Horn Interchange, Port Mann Bridge, and Highway 1. This strategic location makes River's Edge an ideal hub for logistics, service-oriented industrial users, and light production operations.

The surrounding area is further supported by a strong mix of amenities, including Fremont Village Shopping Centre and the adjacent residential community, along with an extensive network of riverside parks and trails—delivering a unique blend of accessibility, convenience, and lifestyle appeal.



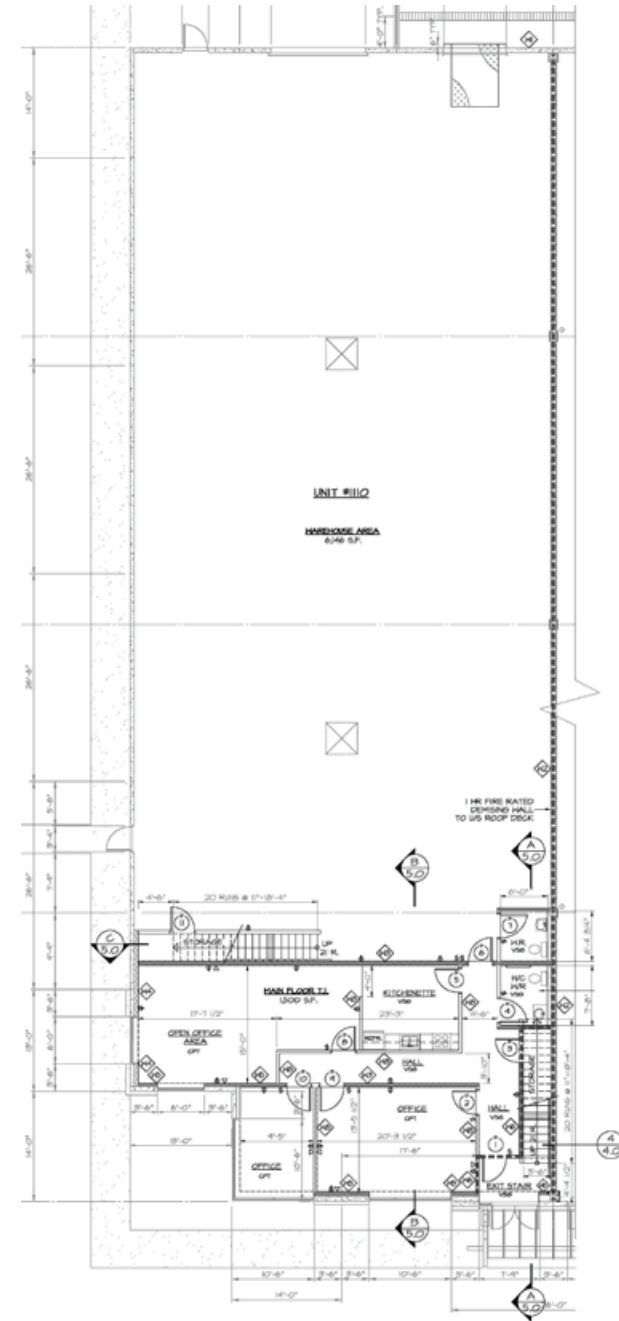
Salient Details

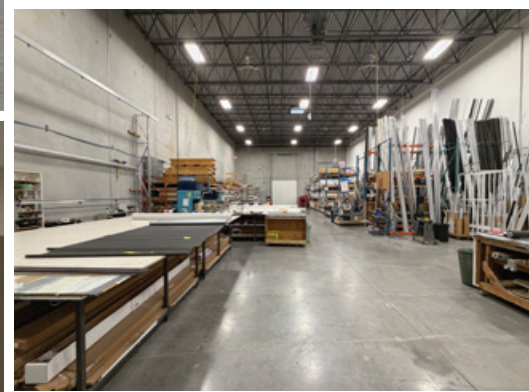
Civic Address	#1110 - 550 Sherling Place, Port Coquitlam	
Legal Description	STRATA LOT 6 SECTIONS 9 AND 16 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT STRATA PLAN EPS1413	
PID	029-076-706	
Zoning	M3 - Light Industrial	
Building Size	Warehouse	6,146 SF
	Ground floor office	1,464 SF
	Second floor office	1,500 SF
	Total	9,110 SF
Year Built	2013	
Property Taxes	\$46,766.36 (2025)	
Strata Fees	\$1,228.56 including GST (2026)	
Asking Price	\$4,975,000	

Property Features

- ▶ 26' ceiling height
- ▶ 1 dock level loading door (with leveler)
- ▶ 1 grade level loading door
- ▶ Ample truck maneuvering room
- ▶ 11 dedicated parking stalls
- ▶ Professionally finished offices, including boardroom and kitchenettes
- ▶ HVAC offices
- ▶ 100A 600V power
- ▶ Warehouse skylights
- ▶ Gas-fired overhead gas heating
- ▶ Fully sprinklered
- ▶ High end architecturally designed building
- ▶ Concrete tilt-up construction
- ▶ Corner unit with river views
- ▶ Second floor office lease in place – contact agents for details

GROUND FLOOR PLAN





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