



LINK  
DOMINION

FOR SALE

*2372 Fremont Street  
Port Coquitlam, BC*



Colliers

# ELEVATE YOUR BUSINESS

## *Prime Industrial and Pure Office Solutions*

Introducing a rare and exciting opportunity in the heart of the Dominion Triangle area in Port Coquitlam, this development opportunity stands prominently at the corner of Fremont Street and Dominion Avenue. Boasting a strategic location just minutes from Highway 7, this property addresses the growing demand for strata options in a robust industrial and office sector with a historically low vacancy rate. In addition to its prime location and industrial opportunities, this development offers a versatile mix of office spaces, providing businesses with the flexibility to tailor their workspace to specific operational needs.

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. Don't miss out on this rare new opportunity to secure a prime spot in an established industrial hub with immense growth potential. Elevate your business presence in a thriving community where innovation meets accessibility.



**82,500 SF of Available Space**



**Industrial & Office Space**



**Q1 2026 Occupancy**



**Industrial Zoning**



**INDUSTRIAL WAREHOUSE:  
28' Clear Height**

**INDUSTRIAL MEZZANINES:  
10' Clear Height**

**OFFICE:  
10' Clear Height**

# STRATEGICALLY LOCATED, EXCEPTIONALLY DESIGNED

Nestled on the corner of Fremont Street and Dominion Avenue, this prime location is minutes from the convenient access of Highway 7, ensuring seamless connectivity to key transportation routes. Located across from the Carnoustie Golf Course, and surrounded by nearby residential neighborhoods, this spot is not only a rare gem but also presents a strategic investment. The blend of scenic greenery, upscale residences, and the promise of something new make this location an unparalleled canvas for future endeavors.

Port Coquitlam, BC is known for its friendly atmosphere, natural beauty and diverse community. With a location like Port Coquitlam, Link Dominion, offers residents and visitors easy access to outdoor recreational activities, parks, and waterways. With proximity to major transportation routes, including the Trans-Canada Highway, and the West Coast Express commuter rail, this location provides efficient links to neighboring communities and downtown Vancouver.



# YOUR GATEWAY TO GROWTH

Link Dominion's introduction is poised to have a positive impact on the demographics of the surrounding area by catering to the escalating demand for strata options in the robust industrial and office sector.

## DRIVE TIMES

Surrey, BC	18 km   25 mins
Burnaby, BC	22 km   20 mins
Vancouver, BC	34 km   40 min
Vancouver International Airport	40 km   50 mins
Canada/US Border Pacific Highway Port of Entry	40 km   50 mins

## DEMOGRAPHICS



### TOTAL POPULATION

10 KM	375,779
20 KM	1,394,246
30 KM	2,440,873



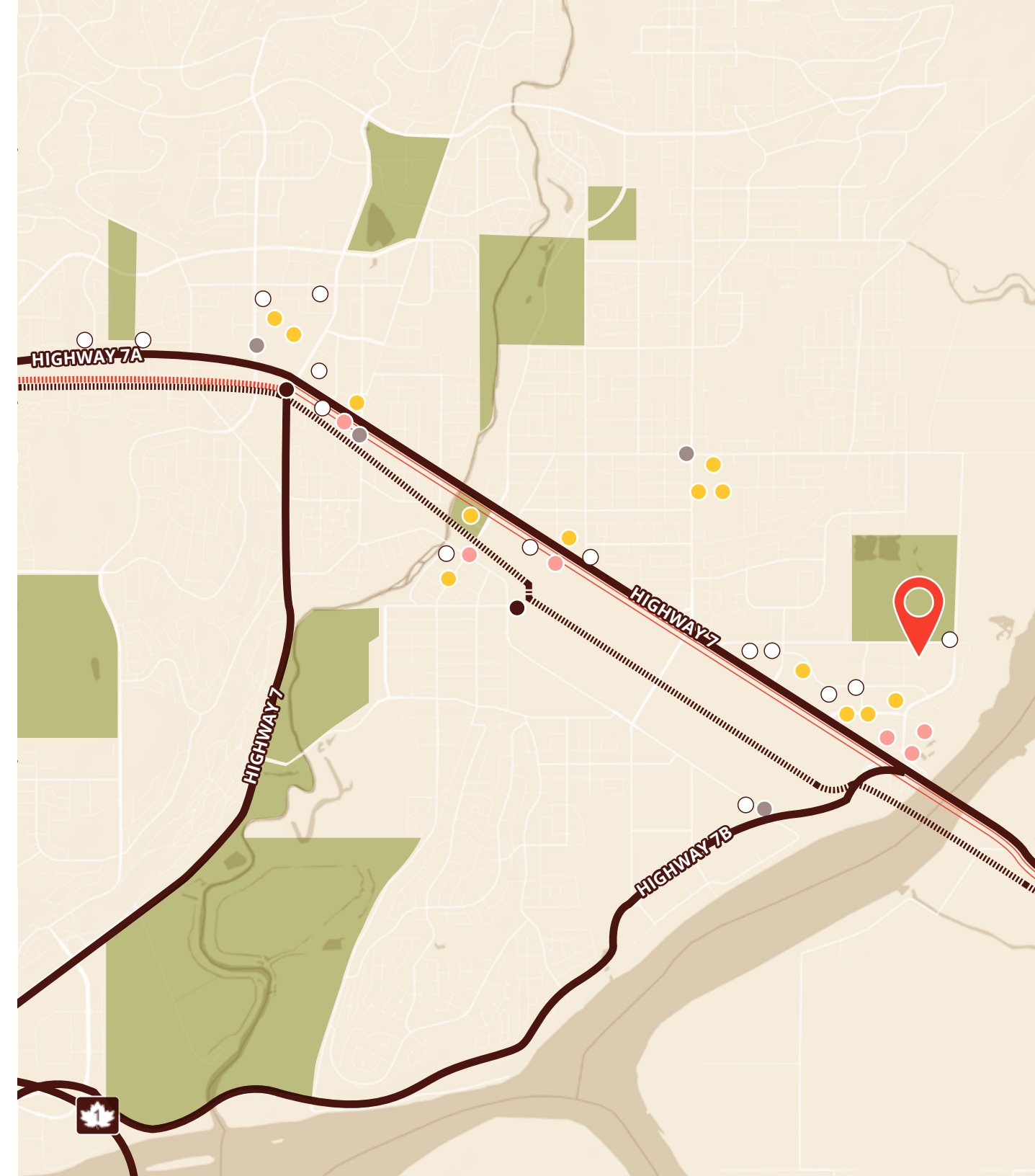
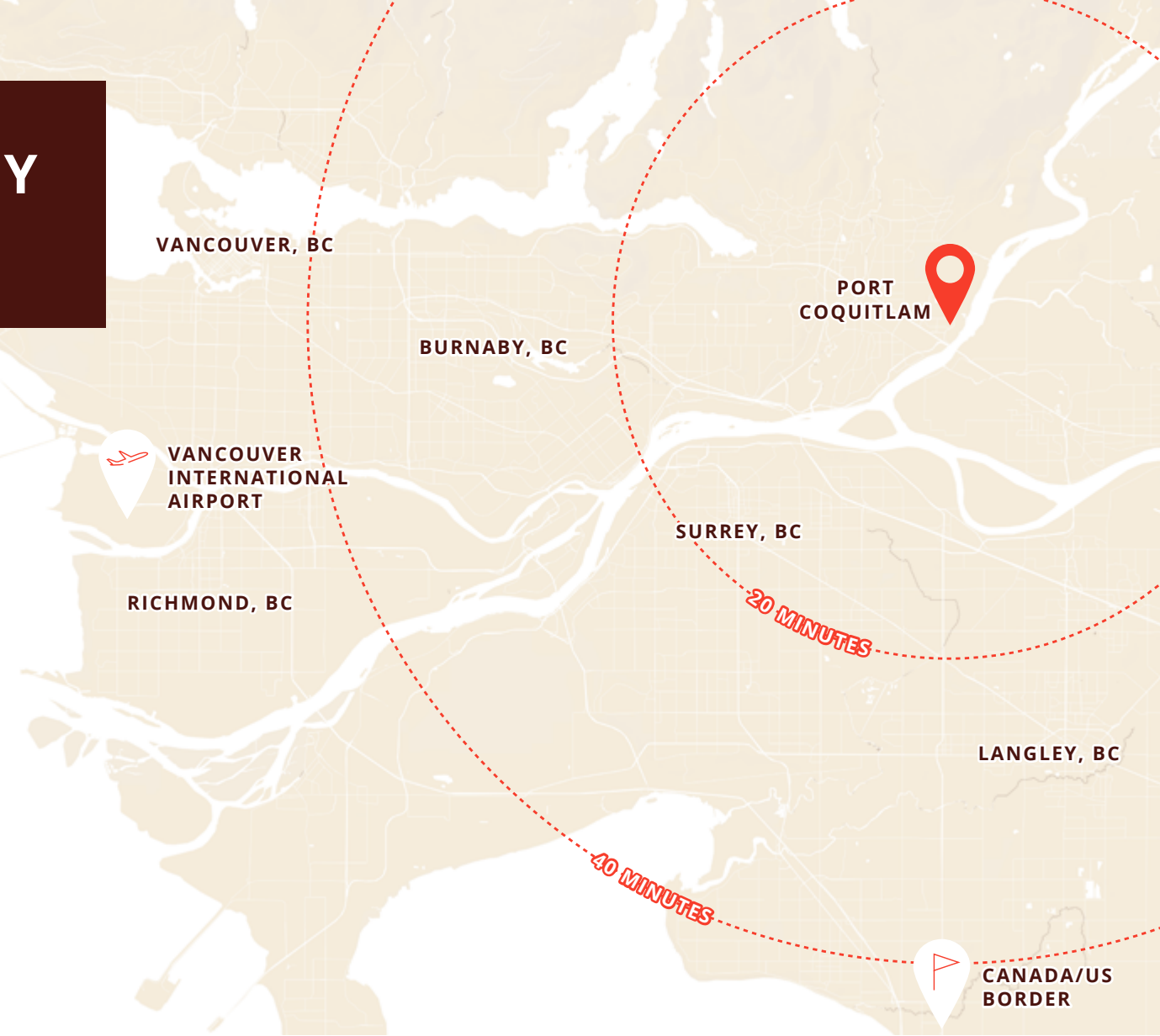
### LABOUR EMPLOYMENT RATE

10 KM	92.9%
20 KM	92.8%
30 KM	93.1%



### AVERAGE HOUSEHOLD INCOME

10 KM	\$133,296
20 KM	\$129,326
30 KM	\$128,329



# LINKED FOR CONVENIENCE

## Amenities & Transportation

Link Dominion is conveniently located for easy access to main transit ways while offering a wide range of nearby amenities.

- Link Dominion
- Transit Stations
- Shopping & Grocery
- Green Spaces
- Cafés & Restaurants
- Fitness
- Gas Stations
- West Coast Express Line
- SkyTrain Millennium Line
- Coquitlam Central Bus Route

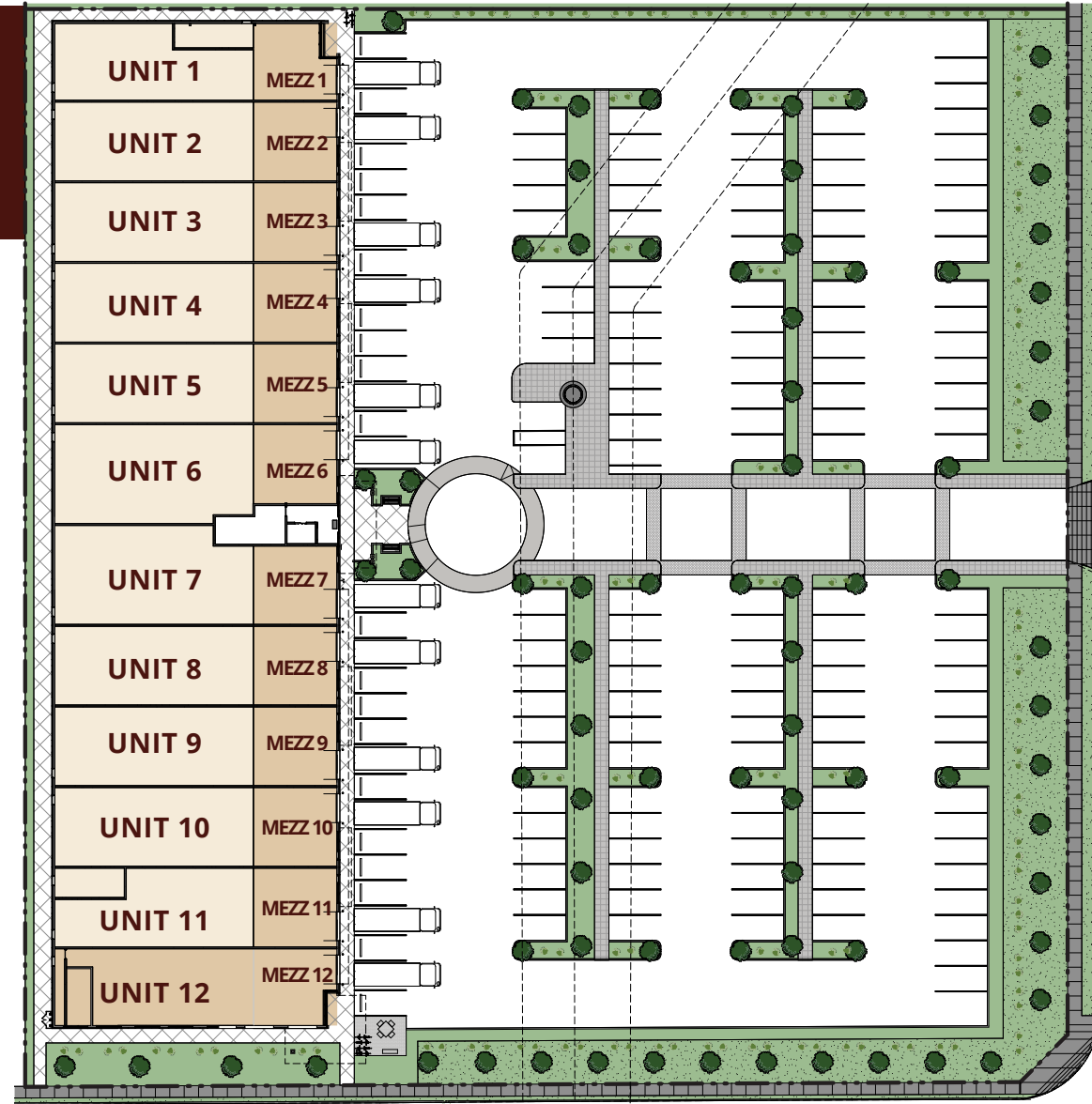
# UNLOCK POTENTIAL FOR SALE



## Industrial Opportunity

Explore exceptional industrial space at 2372 Fremont Street, available for sale. This versatile property offers the flexibility to build out a mezzanine, providing customizable options to suit your specific business needs.

### BUILDING 2000 INDUSTRIAL 2372 Fremont Street

	MAIN FLOOR	MEZZANINE
UNIT 1	2,458 SF	774 SF
UNIT 2	2,800 SF	841 SF
UNIT 3	2,800 SF	841 SF
UNIT 4	2,800 SF	841 SF
UNIT 5	2,800 SF	841 SF
UNIT 6	3,265 SF	1,105 SF
UNIT 7	3,210 SF	1,007 SF
UNIT 8	2,800 SF	841 SF
UNIT 9	2,800 SF	841 SF
UNIT 10	2,800 SF	841 SF
UNIT 11	2,532 SF	841 SF
UNIT 12	2,557 SF	2,733 SF



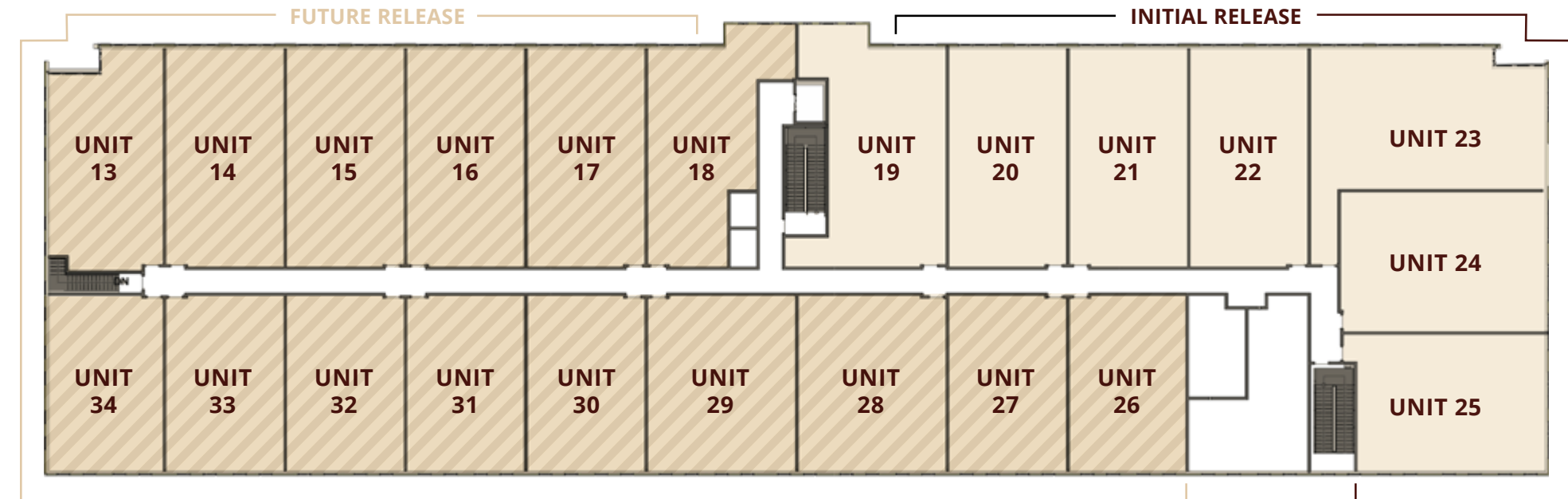
 **47,500 SF**
 **Warehouse: 28' Clear Height**  
**Mezzanines: 10' Clear Height**
 **Min 4 Stalls Per Unit**
 **1 Loading Door Per Industrial Unit**






## Office Opportunity

Discover prestige and functionality in this exclusive 3rd-floor office space for sale at 2372 Fremont Street. Boasting a prime location, this meticulously designed office offers a sophisticated environment for businesses seeking a premium workspace. With a strategic address and modern amenities, this opportunity provides a prestigious setting for your organization to thrive.

### BUILDING 2000 OFFICE 2372 Fremont Street

3RD FLOOR							
UNIT 13	1,386 SF	UNIT 19	1,703 SF	UNIT 25	1,507 SF	UNIT 31	1,170 SF
UNIT 14	1,450 SF	UNIT 20	1,451 SF	UNIT 26	1,183 SF	UNIT 32	1,170 SF
UNIT 15	1,450 SF	UNIT 21	1,450 SF	UNIT 27	1,170 SF	UNIT 33	1,170 SF
UNIT 16	1,450 SF	UNIT 22	1,450 SF	UNIT 28	1,464 SF	UNIT 34	1,170 SF
UNIT 17	1,450 SF	UNIT 23	1,944 SF	UNIT 29	1,468 SF		
UNIT 18	1,396 SF	UNIT 24	1,608 SF	UNIT 30	1,170 SF		



 **35,000 SF**
 **10' Clear Height**
 **Min 4 Stalls Per Unit**
 **Q1 2026 Occupancy**
 **Extensive Glazing**



## A TRUSTED TEAM



Astria Properties is a leading real estate developer specializing in boutique industrial projects in the BC Lower Mainland. Astria takes an opportunistic approach in markets with strong fundamentals, as well as we work closely with our clients to develop tailored, built-to-suit developments that balance functionality and quality. At the core of our work are strong client and partner relationships and an approach that prioritizes innovation and simplicity in a complex space. The team's deep understanding of industrial development and construction allows the company to deliver projects that are second-to-none. Astria is currently planning or developing over 500,000 square feet of industrial product across five municipalities in British Columbia.

[astriaproperties.com](http://astriaproperties.com)



Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure.

[orionconstruction.ca](http://orionconstruction.ca)



At JLL, we take pride in doing things differently. We see the built environment as a powerful medium with which to change the world for the better. By combining innovative technology and data intelligence with our world-renowned expertise, we're able to unveil untapped opportunities for success. We help buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech startups to global firms, our clients span industries including banking, energy, healthcare, law, life sciences, manufacturing, and technology.

[jll.ca](http://jll.ca)



Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry-leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture and significant employee ownership and control, Collier's professionals provide a full range of services to real estate occupiers, owners, and investors worldwide. Collier's professionals think differently, share great ideas, and offer thoughtful and innovative advice that help clients accelerate their success.

[collierscanada.com](http://collierscanada.com)

The logo features a stylized orange outline of a building with three rectangular sections of varying heights. To the right of this graphic, the words "LINK" and "DOMINION" are stacked vertically in a bold, white, sans-serif font.

# LINK DOMINION

[LINKDOMINION.COM](http://LINKDOMINION.COM)

## INDUSTRIAL INQUIRIES

### Mike Thompson

Executive Vice President  
+1 604 809 5836  
[Mike.Thompson@jll.com](mailto:Mike.Thompson@jll.com)

### Stefan Morrissette

Senior Vice President  
Industrial Division  
+1 604 657 0801  
[Stefan.Morissette@jll.com](mailto:Stefan.Morissette@jll.com)

## OFFICE INQUIRIES

### Jason Teahen

Senior Vice President  
Personal Real Estate Corporation  
+1 604 661 0847  
[Jason.Teahen@colliers.com](mailto:Jason.Teahen@colliers.com)

### Arun Heed

Associate Vice President  
+1 604 692 1147  
[Arun.Heed@colliers.com](mailto:Arun.Heed@colliers.com)

Copyright © 2024 Colliers International. This website has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2024 Colliers Macaulay Nicolls Inc., Brokerage

The Colliers logo features the word "Colliers" in a white, serif font, centered within a blue rectangular box with a thin white border and a yellow and red horizontal stripe at the bottom.