



**FOR SALE**

**RIVER'S EDGE BUSINESS PARK**  
**UNIT 1170 – 570 SHERLING PLACE**  
PORT COQUITLAM, BC

**5,893 SF INDUSTRIAL UNIT**  
**WITH DOCK & GRADE LOADING**



# OPPORTUNITY

River's Edge Business Park offers business owners a rare opportunity to purchase a premium dock and grade loading warehouse/distribution facility in the Tri-City area. Stunning architectural design and attractive landscaping reflect a superb corporate image.

## ZONING

M-3 Industrial – allows for clean manufacturing, high tech, service and distribution uses

## AVAILABLE AREA

Main Floor Warehouse	4,690 SF
Second Floor Office	1,203 SF
<b>Total Area</b>	<b>5,893 SF</b>

## PROPERTY TAXES (2024)

\$31,702.68

## SALE PRICE

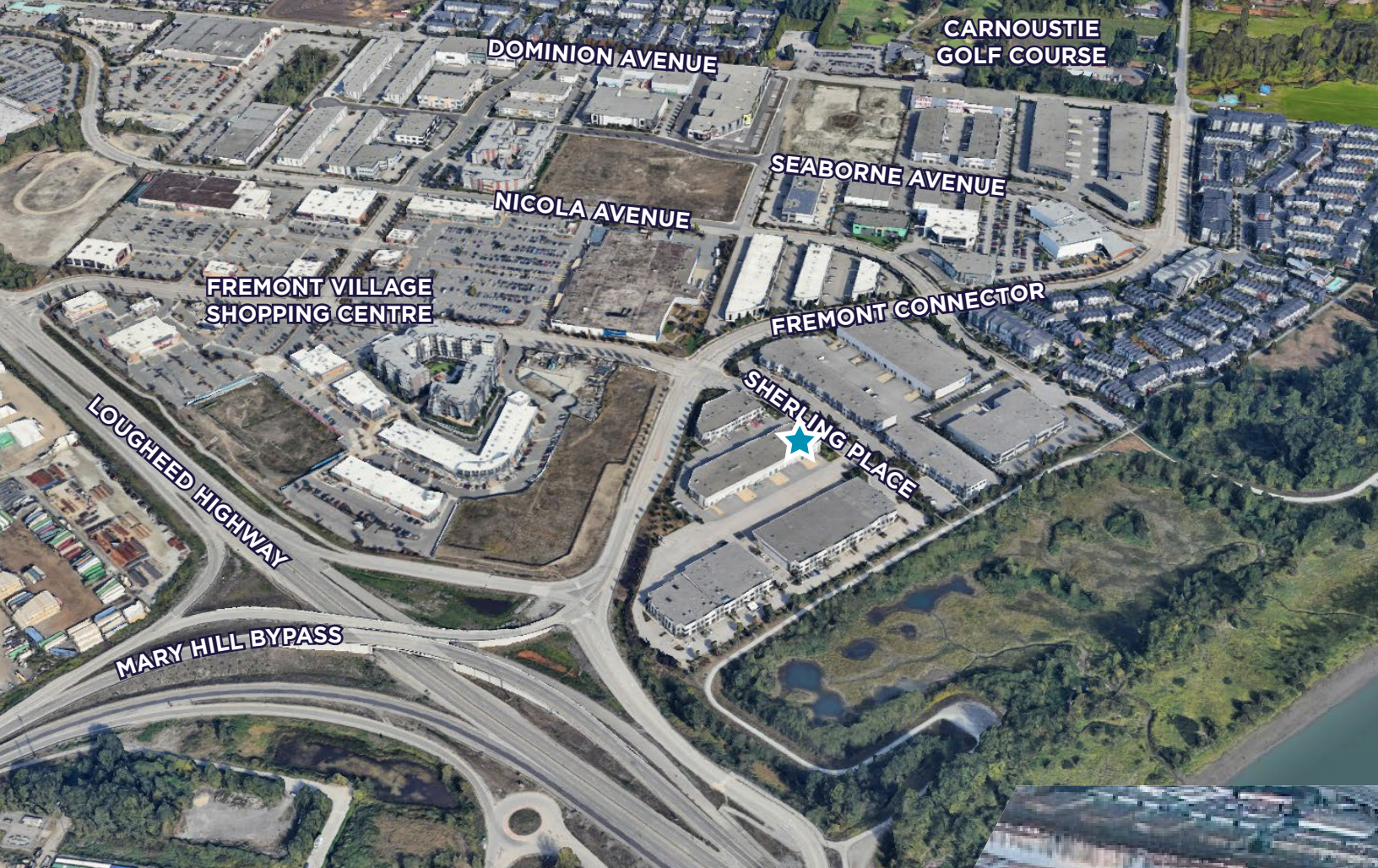
\$3,890,000.00

## AVAILABILITY

60 days notice







## LOCATION

Situated in the heart of the Dominion Triangle area of Port Coquitlam, 570 Sherling Place is located at the corner of Sherling Place and the Fremont Connector in the modern River's Edge Business Park. With close proximity to the Pitt River Bridge and the Golden Ears Bridge to the east, the Coast Meridian Overpass to the west and being only minutes from the Cape Horn Interchange, the Port Mann Bridge and Highway #1, River's Edge Business Park offers a superb location for warehousing and distribution.

Surrounded by the Fremont Village Shopping Centre, Mosaic's Dominion residential development, Carnoustie Golf Club and recreational riverside parks and trails, River's Edge Business Park also offers unparalleled retail and lifestyle amenities.







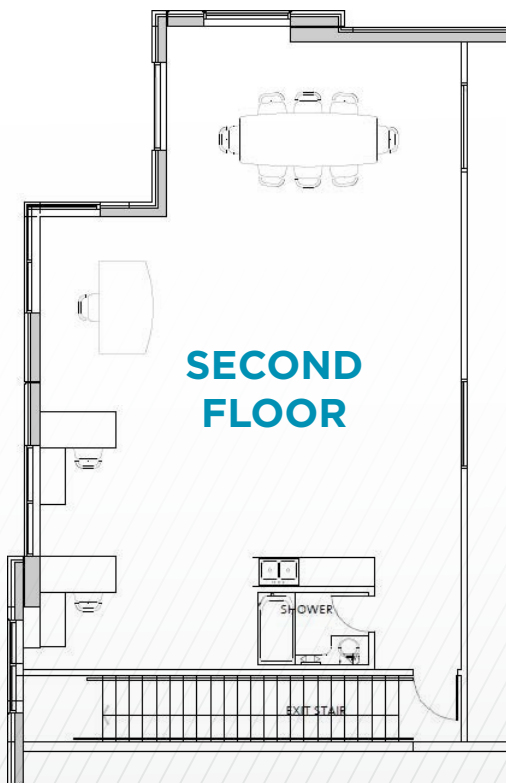
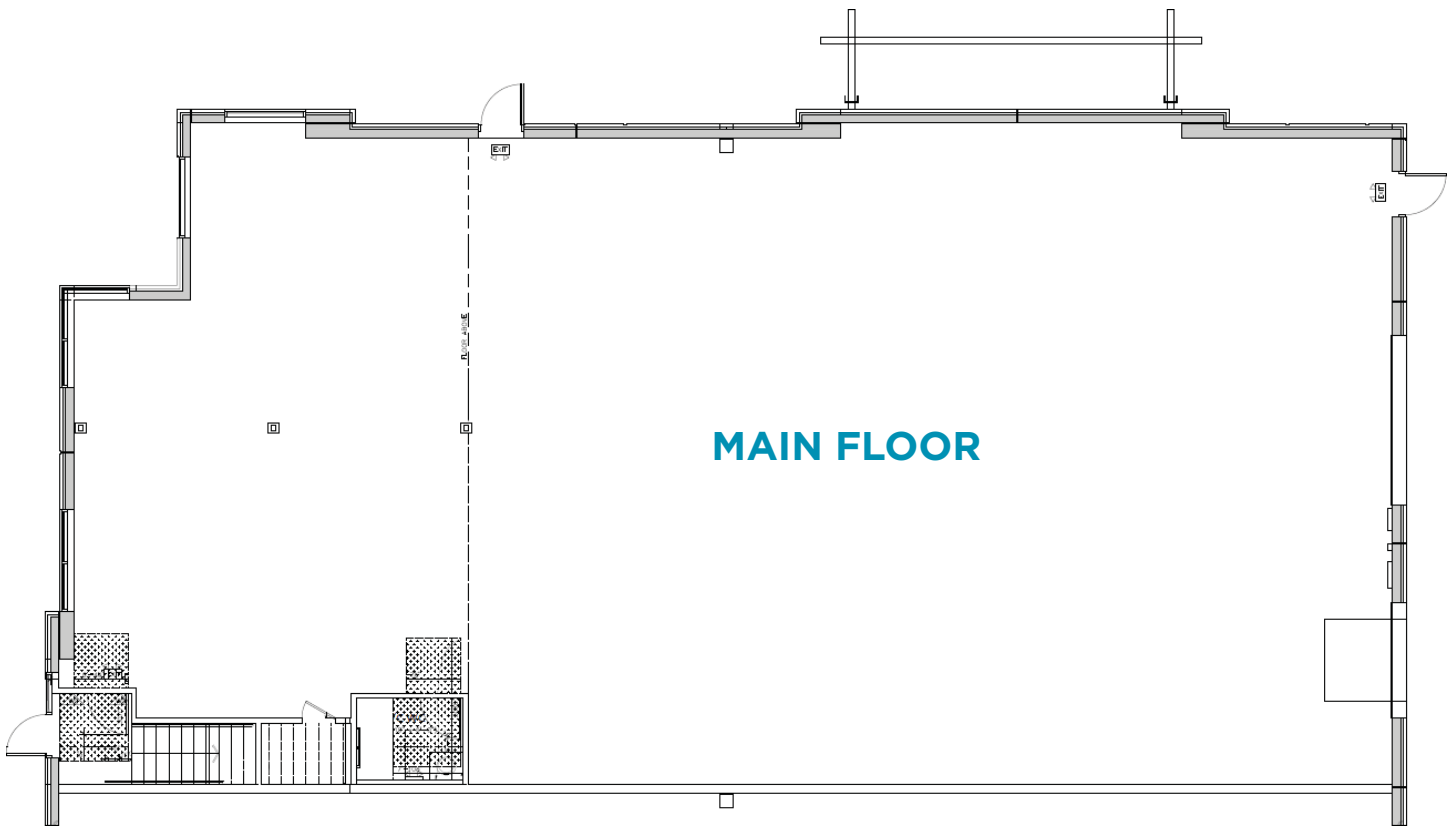
OFFICE

WAREHOUSE





# 5,893 SF INDUSTRIAL UNIT WITH DOCK & GRADE LOADING



## PROPERTY FEATURES

- High end architecturally designed building built in 2017
- Concrete tilt-up construction with insulated exterior walls
- Extensive ground and mezzanine level glazing
- 24' clear ceiling height
- 500 lbs per square foot floor load rating
- ESFR rated sprinkler system
- Two (2) skylights
- T-5 energy efficient fluorescent lighting
- 100 amp, 347/600 volt, 3 phase electrical service (transformed to 125 amp, 120/208 volt)
- Rear dock (8' x 10') and grade (12' x 12') level loading doors
- Ample truck turning area
- Modern west coast paint colours with decorative glulam beam canopies on exterior
- Corner unit



## CONTACT

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