

PIVOTAL 2

YOUR SPACE. YOUR WAY. YOUR FUTURE.

955 Seaborne Avenue, Port Coquitlam, BC | OwnPivotal.com

MOVE-IN READY UNITS



TAKE THE NEXT STEP AT PIVOTAL 2

Good for Business, Good for You

The final opportunity to purchase a modern functional warehouse space with exceptional quality second-floor offices in the heart of Port Coquitlam, surrounded by numerous retail amenities at Fremont Village, including Canadian Tire, Walmart, Costco, Save-On-Foods, H-Mart, and more.



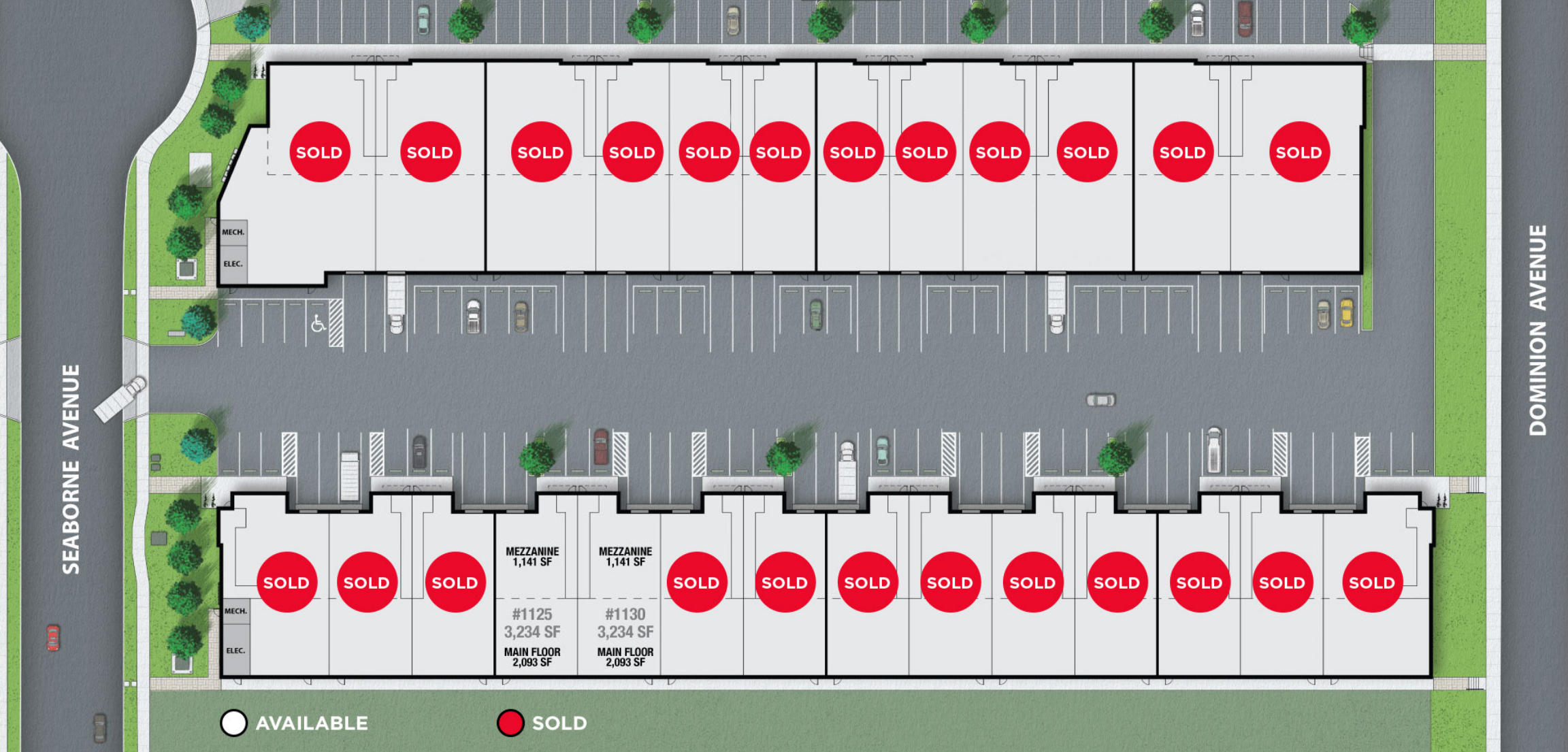
Move-In Ready

Only a handful remain of these 26 light industrial units completed in spring 2023. Pivotal 2 offers front or rear loading, expansive ceiling heights, ample natural light, and turnkey second-floor office space ready for immediate occupancy for your business.

Flexible Zoning

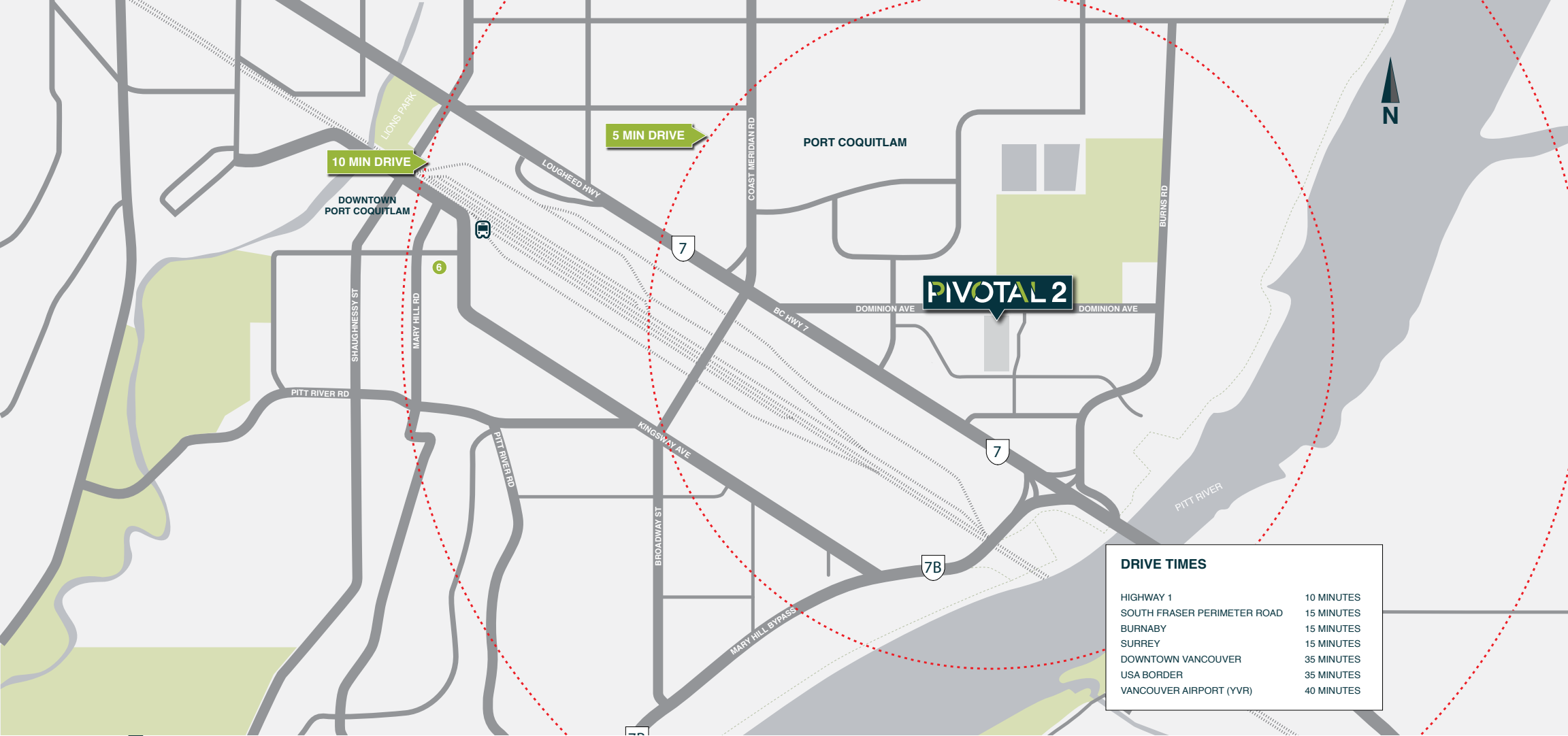
M-3 (Light Industrial) zoning accommodates a wide range of industrial uses including warehousing, light manufacturing, and recreational with accessory office, retail, and showroom.





STATE-OF-THE-ART FEATURES

- Insulated concrete tilt-up construction
- One 10'(w) x 12'(h) grade level loading door per unit (front or rear loading)
- Building 1000: 24' clear warehouse height ceilings
- Building 2000: 22' clear warehouse height ceilings
- Exceptionally finished second floor offices including washroom and kitchenette
- 100 amp, 347/600 volt, 3-phase electrical service per unit
- 500 lbs PSF warehouse floor load capacity
- ESFR sprinkler system
- High efficiency LED lighting with ASHRAE compliant energy controls
- Warehouse skylights, ceiling fan and gas-fired unit heater
- Fully finished washroom on the ground floor
- One EV charging outlet per unit



CONTACT US FOR PRICING AND OTHER INCENTIVES

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CONWEST

