

# 7510 Hopcott Road

Unit 105

Delta, BC



**103,415 SF of Distribution Space within South Fraser Distribution Centre**

For  
Lease

Available January 2024





# Property Details

103,415 SF  
Total Unit Size

1,042 SF (1% of Space)  
Office Area

I-2 Medium Impact  
Zoning

28'3"  
Approx. Warehouse Clear Height

Up to 40'6" by 40'1"  
Approx. Warehouse Column Spacing



## The Opportunity

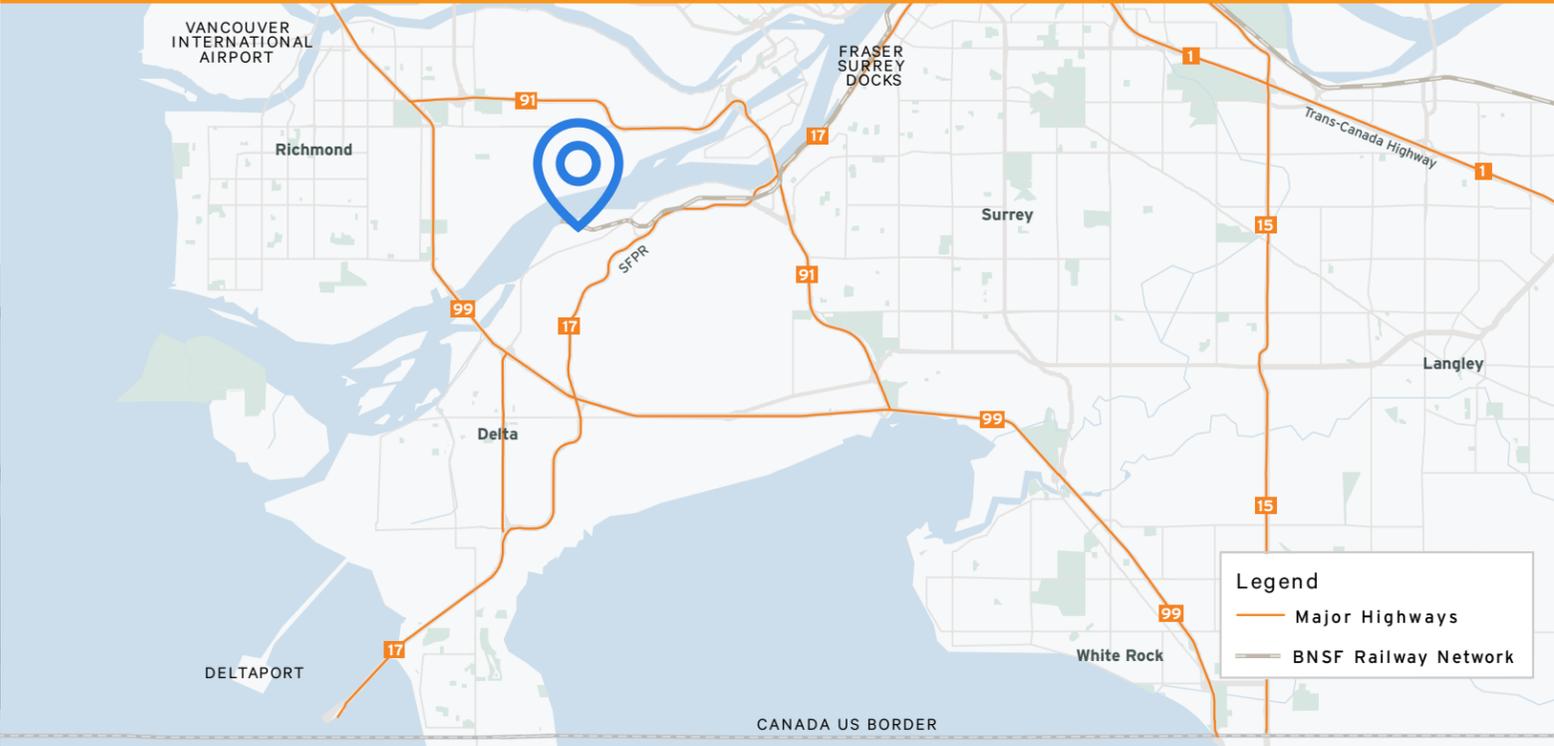
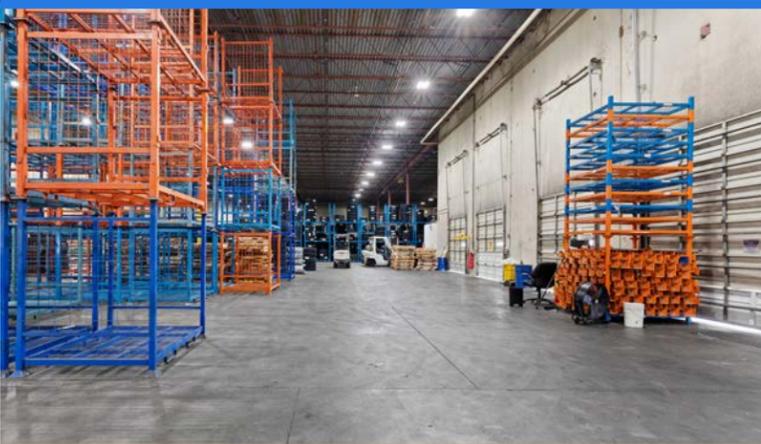
On behalf of PURE Industrial, CBRE is pleased to offer the opportunity to lease 103,415 SF of large-format distribution space within Delta's South Fraser Distribution Centre. Composed of three multi-tenant distribution buildings on 27.25 acres, the South Fraser Distribution Centre is situated within one of Metro Vancouver's most sought-after industrial hubs of Tilbury.

Unit 105 at 7510 Hopcott Road offers over 100,000 SF of warehousing space with minimal office and is ideally located close to the Deltaport with connecting access to port terminals across Metro Vancouver.

January 2024  
Available

Contact Listing Agent  
Asking Lease Rate

\$4.70 PSF  
2023 Est. Additional Rent



Legend  
Major Highways  
BNSF Railway Network

CANADA US BORDER

# The Location

Located within Delta's Tilbury Industrial area, the South Fraser Distribution Centre is ideally situated directly off River Road and offers excellent transportation access and reach across all Metro Vancouver regions via Highway 17, Highway 17A, and Highway 99.

The property is located 5 minutes from the Tilbury Connector and the South Fraser Perimeter Road, with the nearest transit stop located only 10-minutes by walk along Vantage Way serviced by Bus 640, which connects to Ladner Exchange on the West and Scott Road Skytrain Station on the East.



**417,514**

Population within 10 KM  
(2022 Est.)



**232,836**

Labour Force within 10 KM  
(2022 Est.)



**11,974**

Businesses within 10 KM  
(2022 Est.)

# Tenants in the Area

- |                                   |                             |                                      |
|-----------------------------------|-----------------------------|--------------------------------------|
| 1 SCI Logistics                   | 7 The Brick DC              | 13 Sobeys Voilà (Under Construction) |
| 2 Fountain Tire                   | 8 Gagan Foods International | 14 Monte Cristo Bakery               |
| 3 Olympic Dairy Products          | 9 Swiss Water               | 15 Cascadia Metals                   |
| 4 Seaforth Supply Chain Solutions | 10 Lululemon                | 16 BC Liquor DC                      |
| 5 Amazon                          | 11 Sunrise Soya Foods       | 17 Sobeys                            |
| 6 BMW                             | 12 Black Press              |                                      |



## Drive Times

- 2 min  
Tilbury Connector
- 2 min  
South Fraser Perimeter Road/  
Highway 17
- 7 min  
Highway 91
- 7 min  
Highway 99
- 18 min  
Fraser Surrey Docks
- 20 min  
Deltaport
- 23 min  
US Canada Border
- 30 min  
YVR International Airport
- 35 min  
Downtown Vancouver

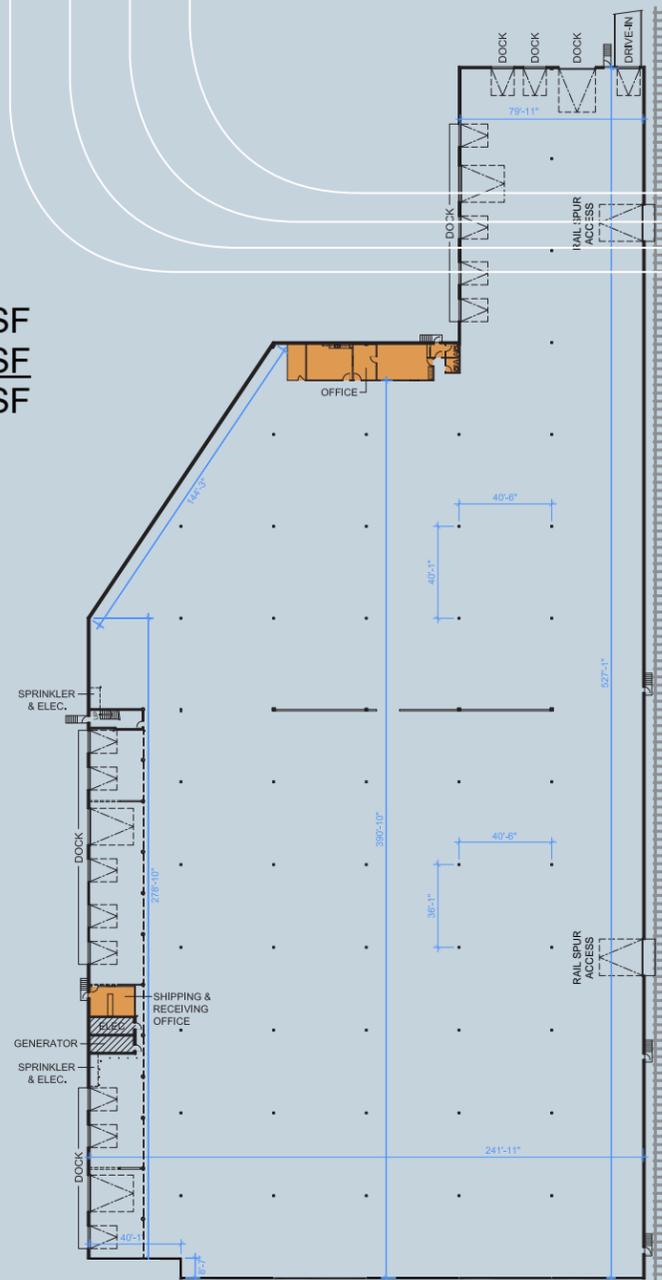
### Amenities in the Area

BC Liquor Distribution Branch, Crate and Barrel Warehouse, Delta Fire Hall, Divine Sandwich, Four Winds Brewing Company, Hadi's Restaurant, Husky, Hydro Fresh Farm, Kwatlen Pizza & Party Place, OPEX, Quiznos, St. Jean's Cannery & Smokehouse, Subway, Tidewaters Pub, Tilbury Shop Donair, Tilbury Ice Rink

# Floor Plan

## Available Area

Office	1,042 SF
Warehouse	102,373 SF
<b>Total</b>	<b>103,415 SF</b>



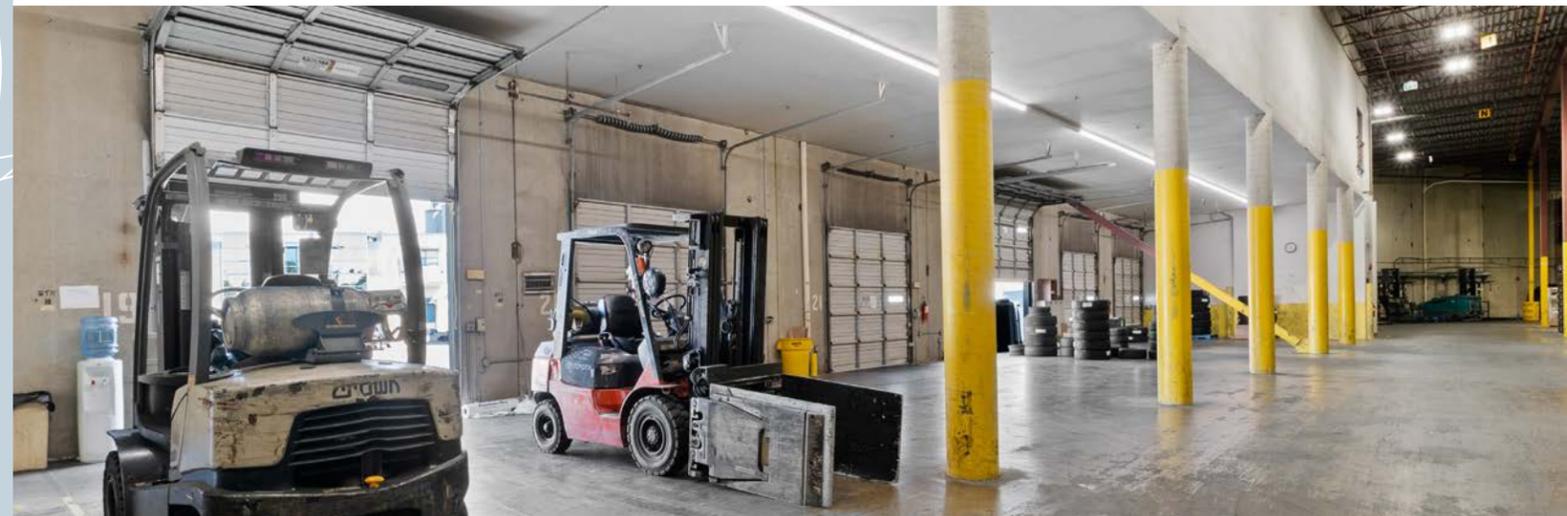
### Legend

- Office Area
- Common Area
- Rail Spur

Areas are approximate.  
Floor plan is not drawn to scale.

## Space Features

-  18 dock-level loading doors, 2 dock-level rail loading doors, 1 grade loading door with ramp
-  ESFR sprinkler system
-  LED lighting
-  28'3" clear height
-  Ample parking
-  800 amps, 600 volts, 3-phase electrical service
-  Rail spur on property



## The Team



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.



CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2020 revenues of \$23.8 billion and more than 100,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #128 in 2020.

It also has been voted the industry's top brand by the Lipsey Company for 20 consecutive years, and has been named one of Fortune's "Most Admired Companies" for nine years in a row, including being ranked number one in the real estate sector in 2021, for the third consecutive year. Its shares trade on the New York Stock Exchange under the symbol "CBRE".

For Lease

# 7510 Hopcott Road

Unit 105

Delta, BC



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