

18111 Blundell Road

Richmond, BC



Up to 411,417 SF Large-Format Distribution Centre with Cross-Dock,
Secured Yard and Trailer Parking

For Lease

AVAILABLE IMMEDIATELY



CBRE

**AVISON
YOUNG**

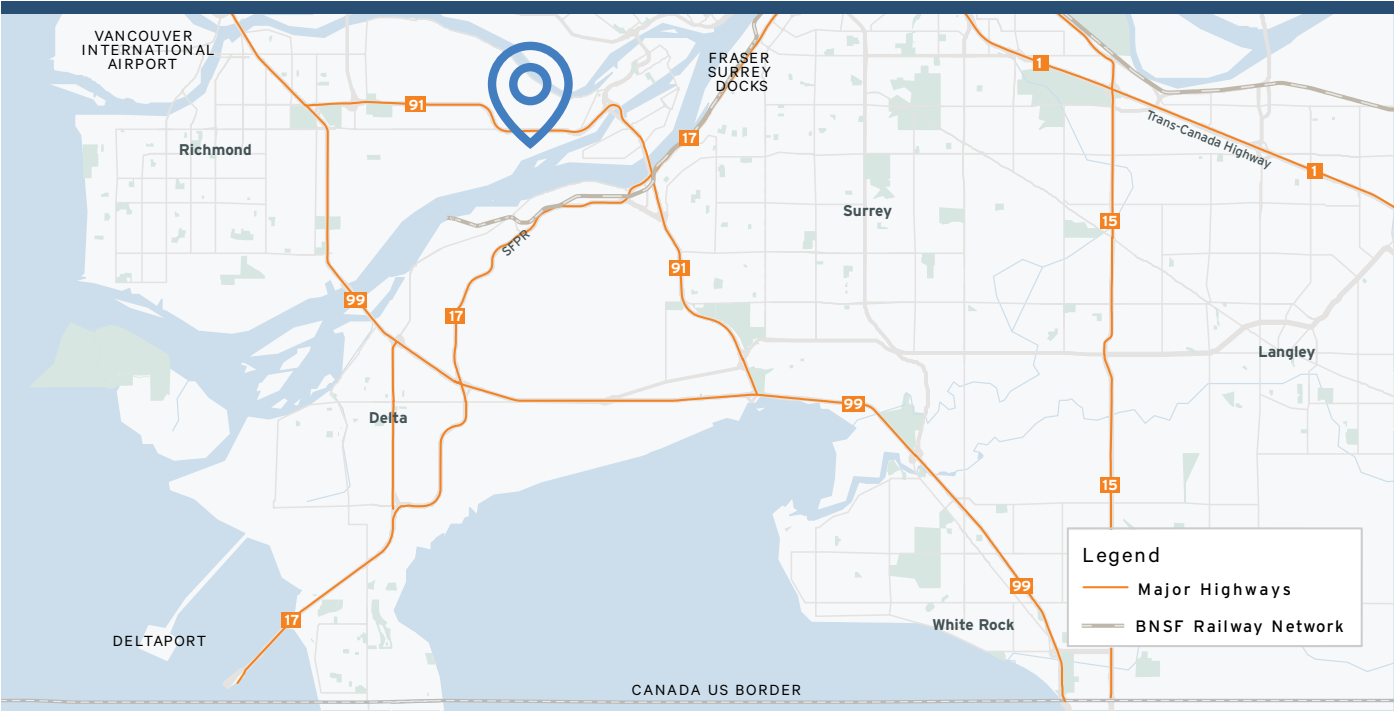


Opportunity





On behalf of Pure Industrial, Avison Young and CBRE are pleased to present the opportunity to lease a rare large-format distribution centre with a cross-dock wing located within the Port of Vancouver’s Richmond Logistics Hub. Situated at 18111 Blundell Road, this property offers a rare chance to lease up to 411,417 SF of highly desirable dual-load distribution space, along with secured yard area, all set on 26.37 acres in East Richmond.

This state-of-the-art distribution facility is designed with operational efficiencies in mind, offering a modern layout ideal for import and export operations, and is fully customizable to meet your business needs.

Available Area	Available	Zoning	Asking Lease Rate	Additional Rent
Up to 411,417 SF	Immediately	I (Heavy Industrial)	\$23.50 PSF, net	\$4.37 PSF (2025 est. excludes Management Fees)



Property Highlights

-  Rare large-format cross-dock distribution space in the Richmond Logistics Hub
-  Thirty (30) door cross-dock wing
-  Secured yard with two hundred and fifty six (256) trailer parking positions
-  Dual-load design with one hundred and nineteen (119) dock-level positions



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 42+ 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. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world’s largest commercial real estate services and investment firm (based on 2024 revenue). The company has more than 140,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves a diverse range of clients with an integrated suite of services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.



Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



Opportunity

This property presents a rare opportunity to lease the only available distribution centre in the East Richmond area featuring an attached trans-load wing. The fully fenced and secured site enhances security, while the cross-dock configuration and surplus land provide ample space for trailer parking and/or outdoor storage. The property is strategically located and offers direct access to Gateway import and export operations. Zoned for hyper-functional and flexible industrial uses, it accommodates a wide range of activities, including those requiring outdoor storage.

Property Details

Available Area:	
Office	7,327 SF
Second Floor Office	6,725 SF
Cross-Dock	16,907 SF
Warehouse	380,458 SF
Total	411,417 SF

Excess Yard: large enough to accommodate over 250 trailer parking stalls

Site Size: 26.37 acres (1,148,610 SF)












Asking Lease Rate: \$23.50 PSF

Additional Rent: \$4.37 PSF + Management Fees

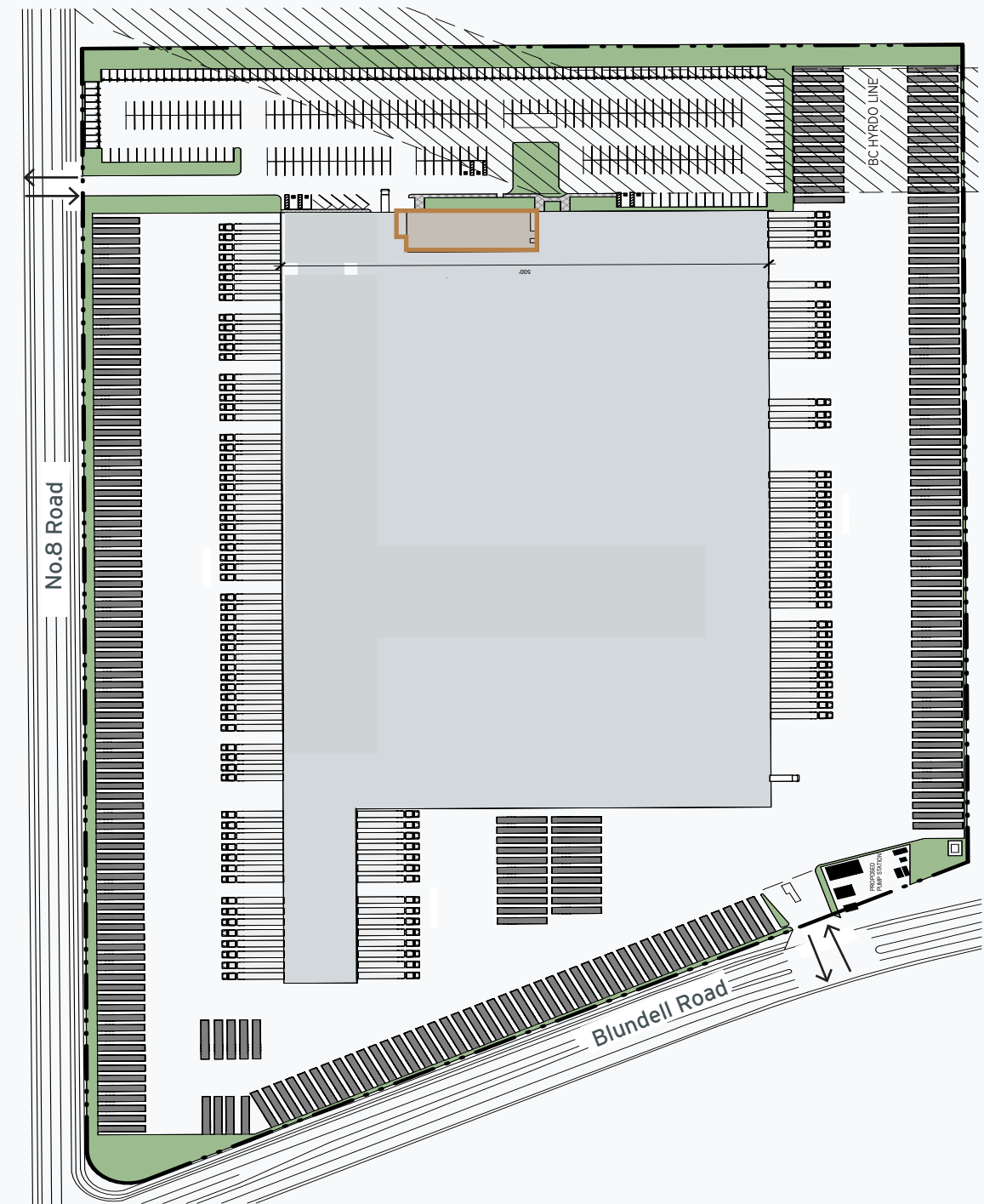
Availability Date: Immediately

Zoning: Industrial (I) Zone permits a wide range of general and heavy industrial uses, including but not limited to manufacturing, warehousing, distribution and outside storage

Key Features

-  Warehouse: 30'6" clear ceiling height
Cross-Dock: 24'2" clear ceiling height
-  One hundred and nineteen (119) dock-level loading doors, including thirty (30) cross-dock loading doors
-  Two (2) grade-level loading doors, including one (1) grade-loading ramp
-  50' deep staging bay adjacent to docks
-  Approximately 50' x 50' column spacing
-  600 lbs PSF floor load capacity
-  347/600 volt, 4-wire, 2000-amp, 3-phase electrical service
-  ESFR sprinkler system
-  High-efficiency LED warehouse lighting with motion sensors
-  Three hundred and fifty one (351) stall parking pool
-  Two hundred and fifty six (256) trailer storage stalls

Floor Plan



Office Area


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


Location

The property is situated at the corner of Blundell Road and No. 8 Road in the Port of Vancouver’s Richmond Logistics Hub, widely considered Metro Vancouver’s premier industrial hub for import and export distribution.

This exceptional location provides seamless connections to Highway 91, Highway 99 and the South Fraser Perimeter Road (Highway 17), facilitating the seamless transportation of goods throughout Metro Vancouver.


668,023
Population within 10 KM
(2024 Est.)


364,807
Labour Force within 10 KM
(2024 Est.)




19%
Of Labour Force in Skilled Trades
Sector within 10 KM (2024 Est.)

Tenants In The Area




- | | | | | | |
|---|------------------|----|---------------------|----|------------------------|
| 1 | CEVA Logistics | 8 | Lafarge | 15 | Coast 2000 |
| 2 | TForce Logistics | 9 | IKEA | 16 | KTL Transport |
| 3 | Coca-Cola | 10 | Amazon | 17 | ContainerWorld |
| 4 | Sleep Country | 11 | Nippon Express | 18 | CDS Group of Companies |
| 5 | Bunzl | 12 | ONUS Global | 19 | Canadian Tire |
| 6 | ADESA | 13 | Farrow Logistics | 20 | WORLD PAC |
| 7 | Toyo Tires | 14 | Think Logistics Inc | 21 | Wayfair |



Drive Times

- 
Highway 91
• 6 min
- 
Highway 99
• 8 min

- 
South Fraser Perimeter Road
• 12 min
- 
Vancouver International Airport (YVR)
• 20 min

- 
Highway 1
• 22 min
- 
Deltaport
• 26 min
- 
Canada / USA Border Crossing
• 30 min

Fraser River

18111 Blundell Road

Richmond, BC

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