

South Fraser Distribution Centre

7510 Hopcott Road

Unit 105

Delta, BC

Asking \$17.50 PSF, Net



103,415 SF of Large-Format Centrally Located Distribution Space

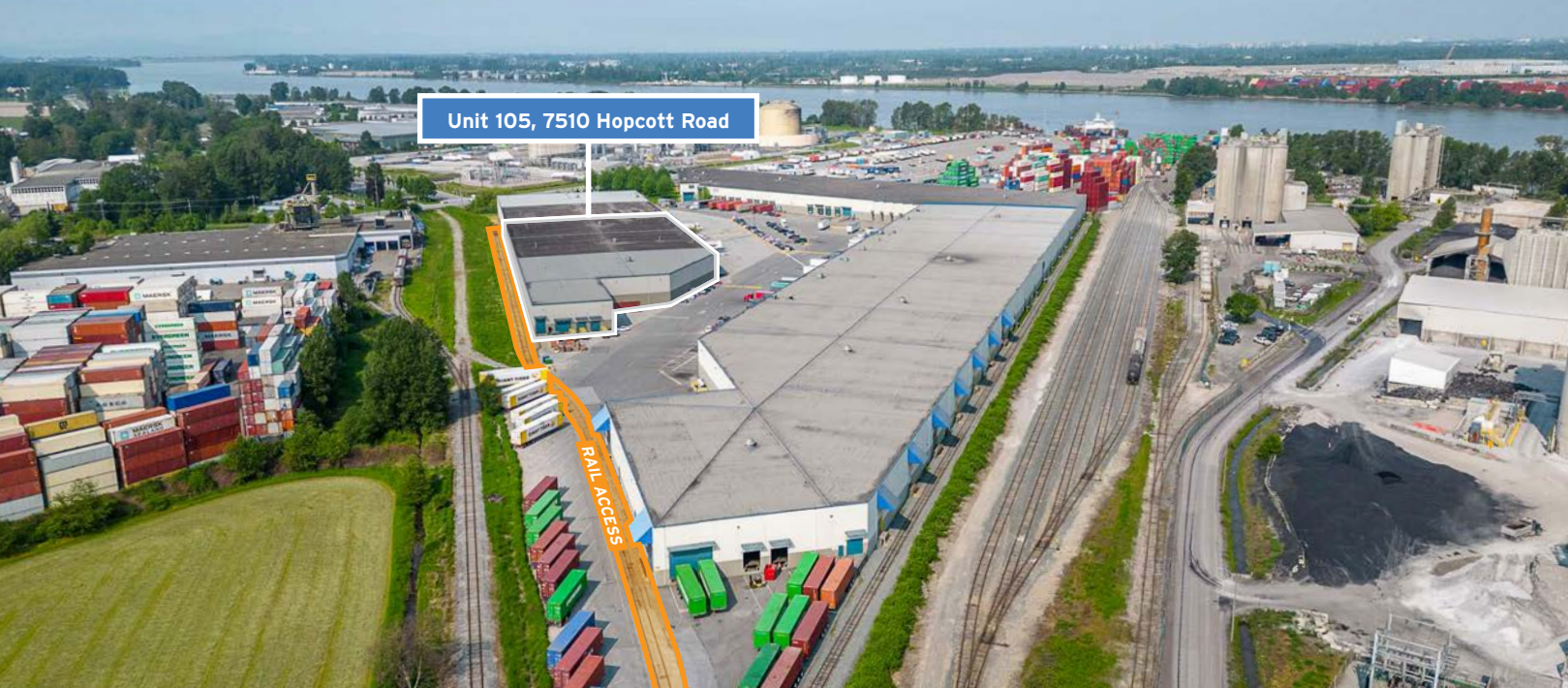
For Lease

AVAILABLE OCTOBER 1, 2025







CBRE





Property Highlights

-  Rare large-format distribution space in the Tilbury Industrial Area
-  Offering rail-service tailored for import and export distribution users
-  Units with over 100,000 SF of warehouse area with approximately 1% of office area
-  Exceptional access to port network and major thoroughfares across Metro Vancouver

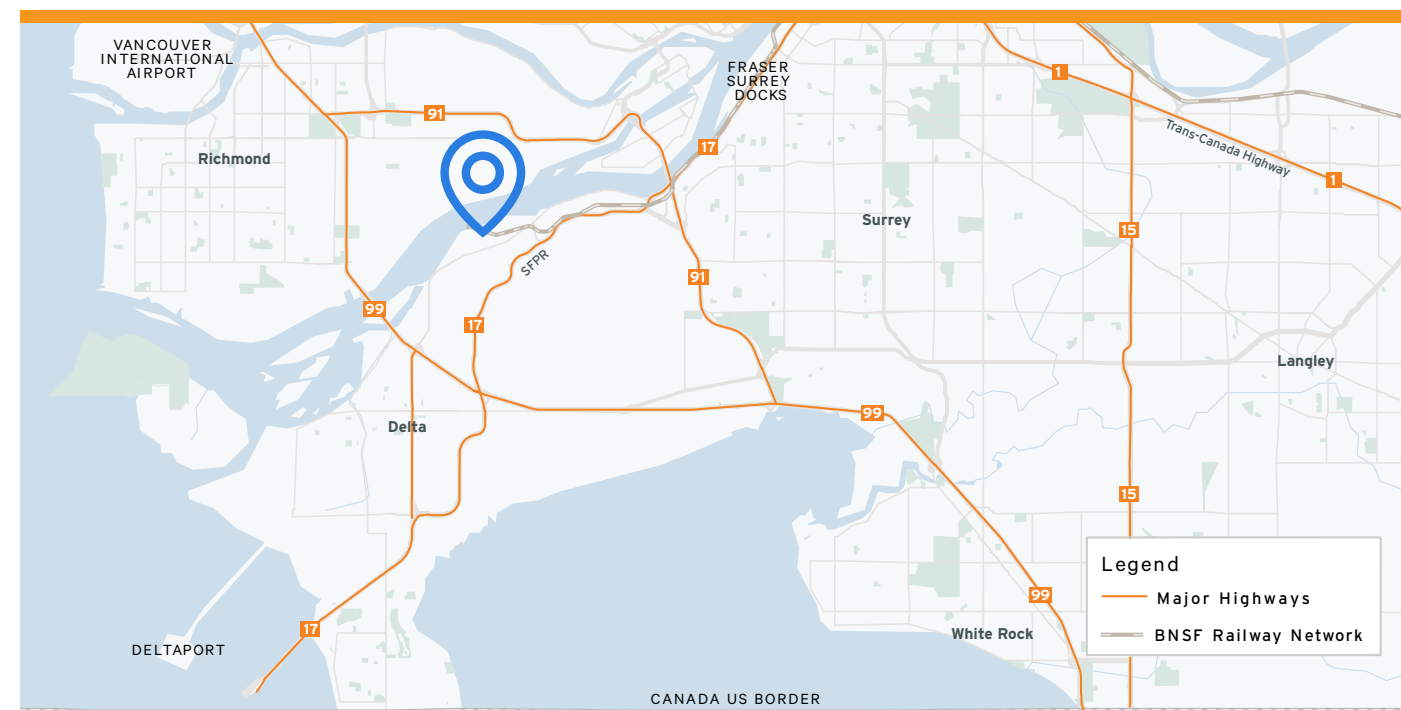


Opportunity

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

The current offering at South Fraser Distribution Centre features a 103,415 SF unit, ideally located close to Deltaport and well-connected to port terminals across Metro Vancouver and major thoroughfares offering convenient transportation across the Lower Mainland.

Available Area	Available	Zoning	Asking Lease Rate	Additional Rent
103,415 SF	October 1, 2025	I-2 (Medium Impact)	\$17.50 PSF	\$4.96 PSF (2025 est. excludes Management Fees)



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.

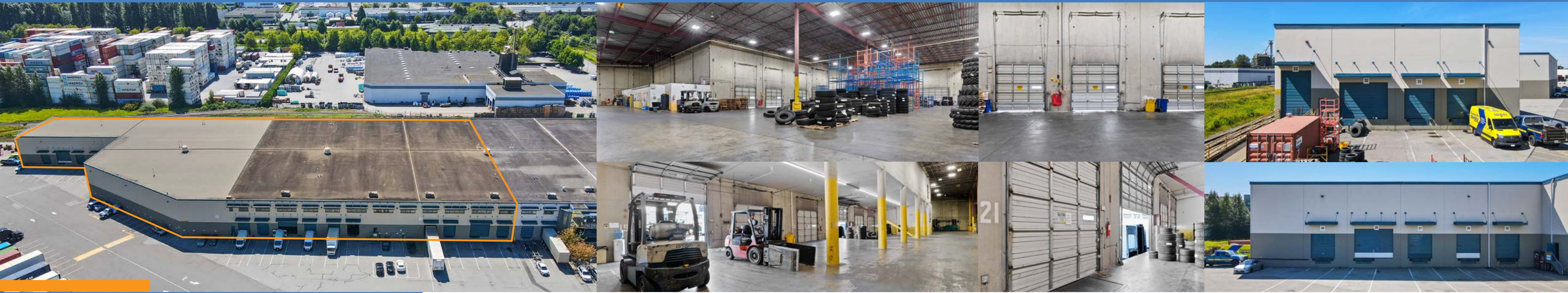


CBRE Group, Inc. is the largest commercial real estate services and investment firm in the world, with a revenue of \$31.9 billion in 2023. The company has been listed on the Fortune 500 since 2008 and currently holds the #135 position. CBRE's shares are traded on the New York Stock Exchange under the symbol "CBRE", and the company has over 115,000 employees who serve clients in more than 100 countries.

The company has been named Fortune's "Most Admired Real Estate Company" four times in the last five years and has been voted the top brand in the industry by the Lipsey Company for 23 consecutive years.



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

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

Property Details

Available Area:	
Unit 105 Warehouse	102,373 SF
Unit 105 Office	1,042 SF
Total	103,415 SF

Asking Lease Rate: \$17.50 PSF











Additional Rent: \$4.96 PSF (2025 est.)

Availability Date: October 1, 2025

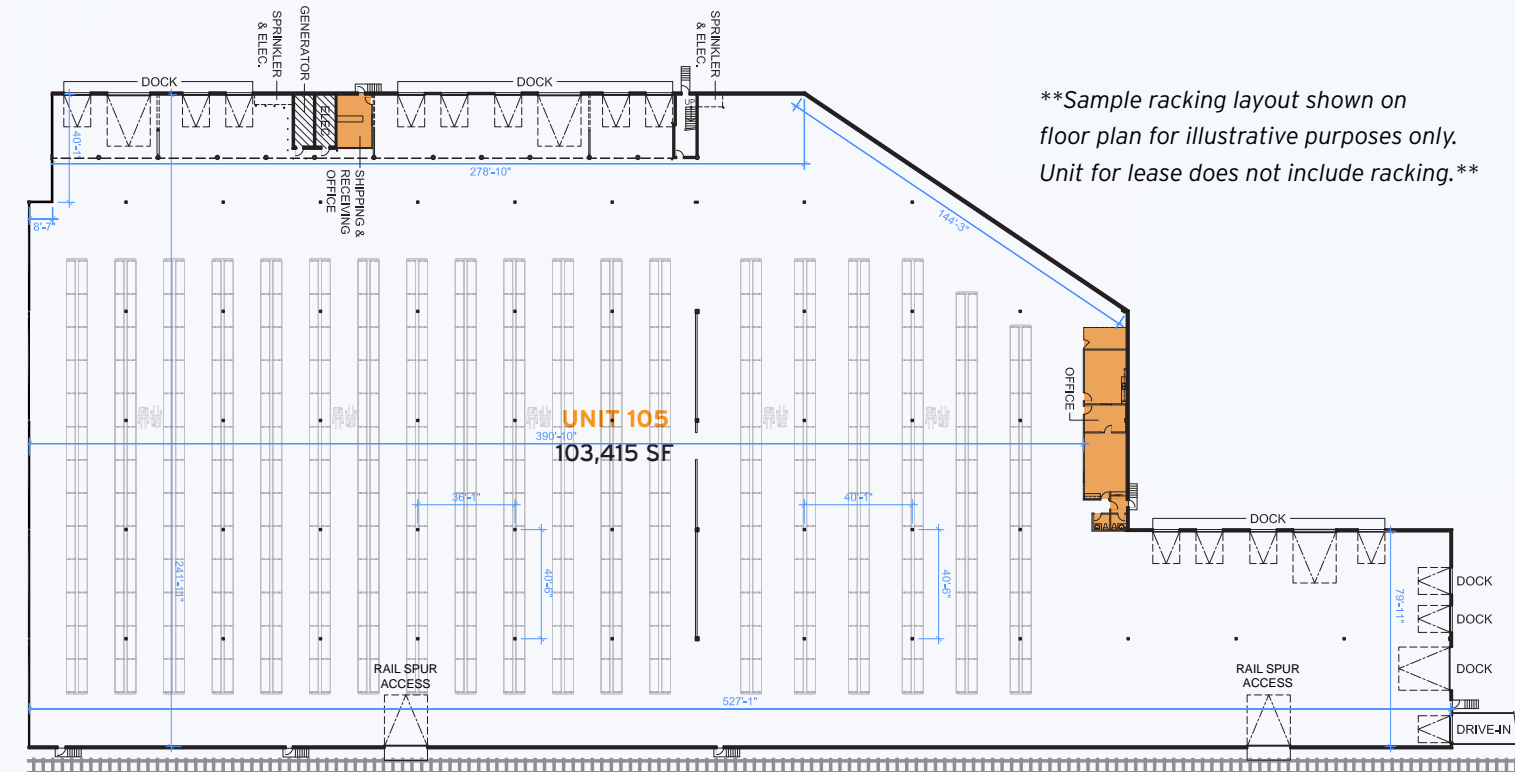
Zoning: I2 (Medium Impact Industrial Zone) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

*Cooperating brokers protected for full market fee

Key Features

-  28'3" clear ceiling height
-  Eighteen (18) dock-level loading doors
-  Two (2) dock-level rail loading doors
-  One (1) grade-loading ramp
-  Up to 40'6" by 40'1" column spacing
-  Rail spur adjacent to facility
-  800 amps, 600 voltage, 3 phase electrical service
-  ESFR sprinkler system
-  LED lighting
-  Ample parking

Floor Plan



****Sample racking layout shown on floor plan for illustrative purposes only. Unit for lease does not include racking.****

 Office Area  Common Area  Rail Spur

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

Location

South Fraser Distribution Centre is located in the Tilbury industrial area of North Delta, one of the most desirable industrial locations in Metro Vancouver. This prime location offers easy access to Highway 17 (South Fraser Perimeter Road), providing direct connections to Highway 99 to the west and Highway 91 to the east.

Tilbury provides an excellent option for businesses seeking reduced transportation costs for container shipments, due to its unparalleled connectivity to important logistics hubs, including Deltaport, the Fraser Surrey Docks and Vancouver International Airport (YVR).



438,624

Population within 10 KM
(2024 Est.)



236,134

Labour Force within 10 KM
(2024 Est.)



13,331

Businesses within 10 KM
(2024 Est.)

Tenants In The Area

- | | | |
|------------------------------------|------------------------------|--------------------------------|
| 1. SCI Logistics | 7. The Brick DC | 13. Sobeys Voilà |
| 2. Seaspan Ferries | 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 | 18. Four Winds Brewing Company |



Drive Times



2 min

- Tilbury Connector
- South Fraser Perimeter Road
- Highway 17

7 min

- Highway 91
- Highway 99



18 min

- Fraser Surrey Docks

20 min

- Deltaport

23 min

- US Canada Border (Blaine-Peace Arch Crossing)



30 min

- Vancouver International Airport (YVR)
- Highway 1

35 min

- Downtown Vancouver

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Delta, BC

Contact Us

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