

South Fraser Distribution Centre

7510-7550 Hopcott Road
Delta, BC



103,415 SF to 232,043 SF of Large-Format Rail-Serviced Distribution Space

For Lease

AVAILABLE IMMEDIATELY



CBRE

**AVISON
YOUNG**

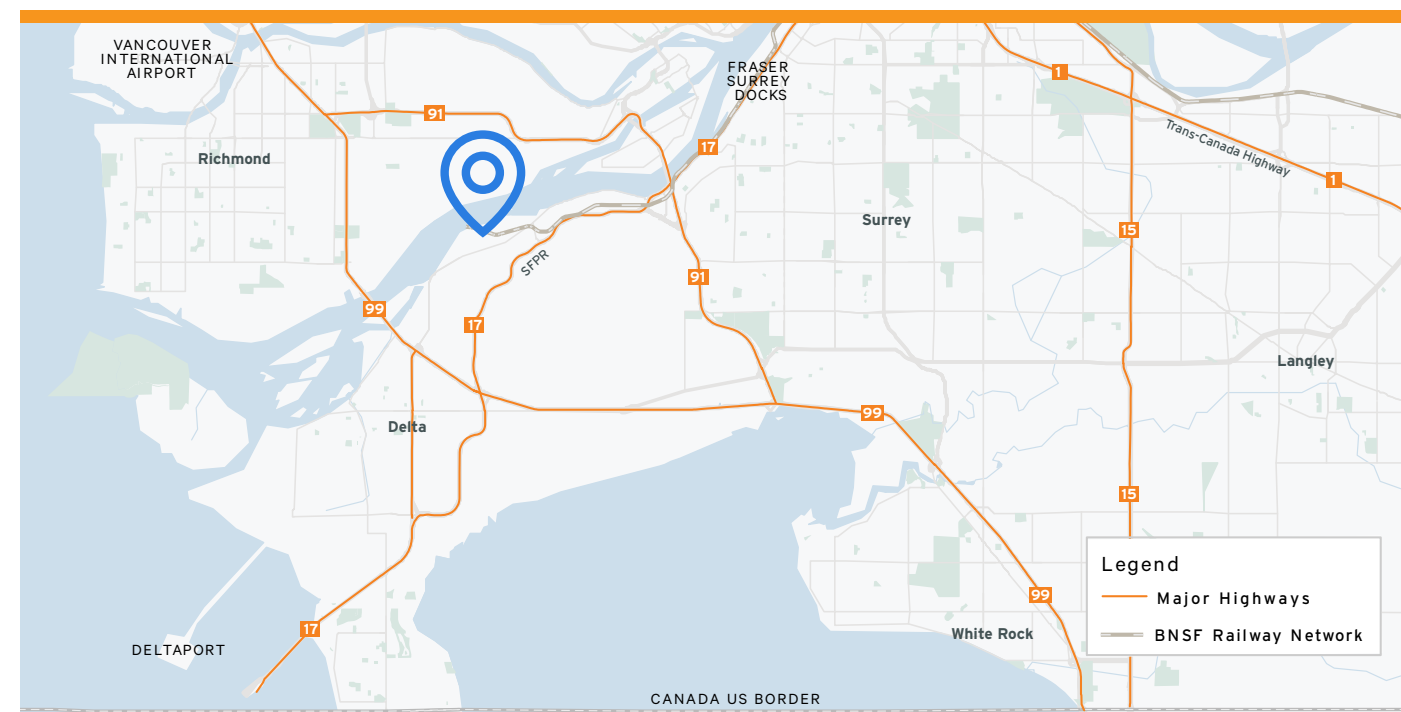


Opportunity

On behalf of Pure Industrial, CBRE & Avison Young are pleased to offer the opportunity to lease up to 232,043 SF of 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 offerings at South Fraser Distribution Centre feature units ranging from 103,415 SF to 128,628 SF, 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
From 103,415 SF to 232,043 SF	Immediately	I-2 (Medium Impact)	\$19.00 PSF	\$4.59 PSF (2024 est. excludes Management Fees)



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



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.

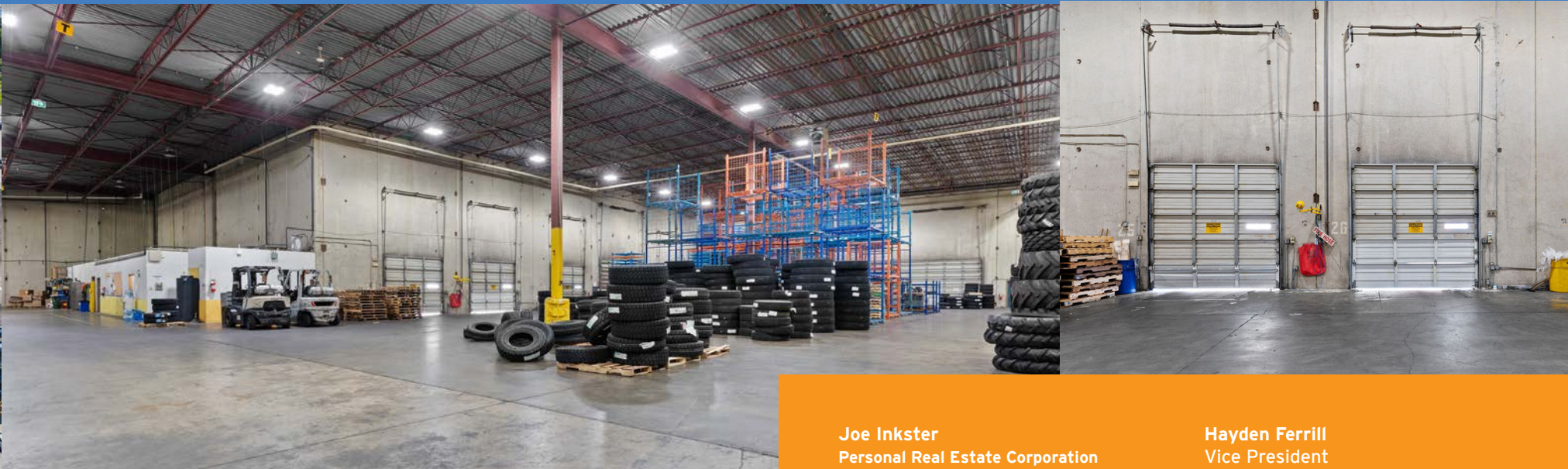


CBRE Group, Inc. is the largest commercial real estate services and investment firm in the world, with a revenue of \$30.8 billion in 2022. The company has been listed on the Fortune 500 since 2008 and currently holds the #135 position. CBRE's shares are traded on the New York Stock Exchange under the 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 22 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.



Joe Inkster
Personal Real Estate Corporation
Executive Vice President
CBRE Limited | Industrial Properties
604 662 5134
joe.inkster@cbre.com

Hayden Ferrill
Vice President
CBRE Limited | Industrial Properties
778 372 1934
hayden.ferrill@cbre.com

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: \$19.00 PSF

Additional Rent: \$4.59 PSF (2024 est.)

Availability Date: Immediately

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.

Listing Team

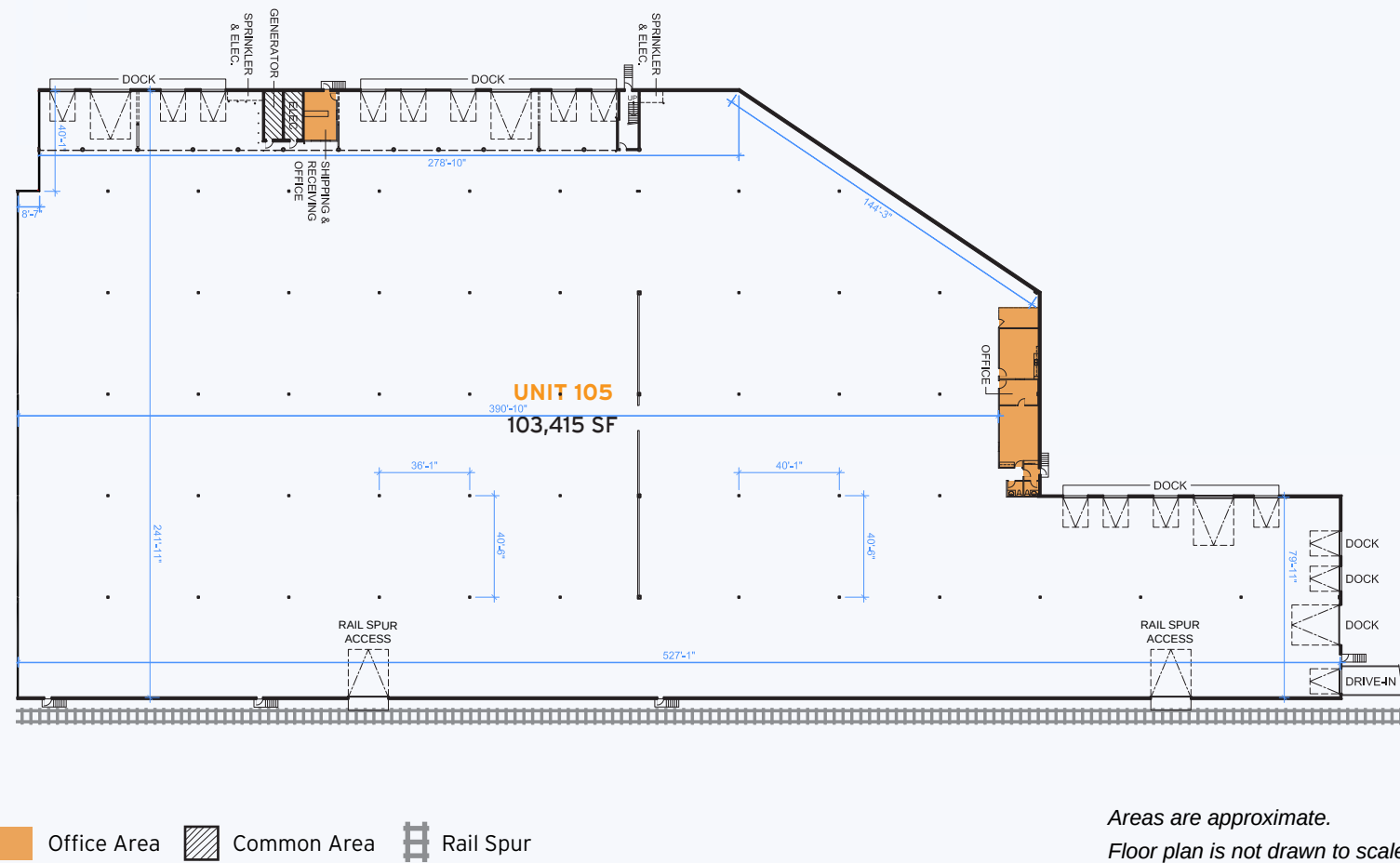


*Cooperating brokers protected for full market fee

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



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



Garth White
Personal Real Estate Corporation
Principal, SIOR
Avison Young | Industrial Properties
604 757 4960
garth.white@avisonyoung.com

Ryan Kerr
Personal Real Estate Corporation
Principal
Avison Young | Industrial Properties
604 647 5094
ryan.kerr@avisonyoung.com

Joe Lehman
Personal Real Estate Corporation
Principal
Avison Young | Industrial Properties
604 757 4958
joe.lehman@avisonyoung.com

John Lecky
Principal
Avison Young | Industrial Properties
604 647 5061
john.lecky@avisonyoung.com

Opportunity

Unit 100 at 7530 Hopcott Road offers 128,628 sf of rail-served warehouse space. Tailored for import and export, the property is well-connected to the highway and Port network, facilitating the convenient transport of goods throughout the Lower Mainland.

Property Details

Available Area:	
Unit 100 Warehouse	115,453 SF
Unit 100 Office	1,556 SF
Unit 200	5,153 SF
Unit 201	6,466 SF
Total	128,628 SF

Asking Lease Rate: \$19.00 PSF

Additional Rent: \$4.59 PSF (2024 est.)

Availability Date: Immediately

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.

Listing Team

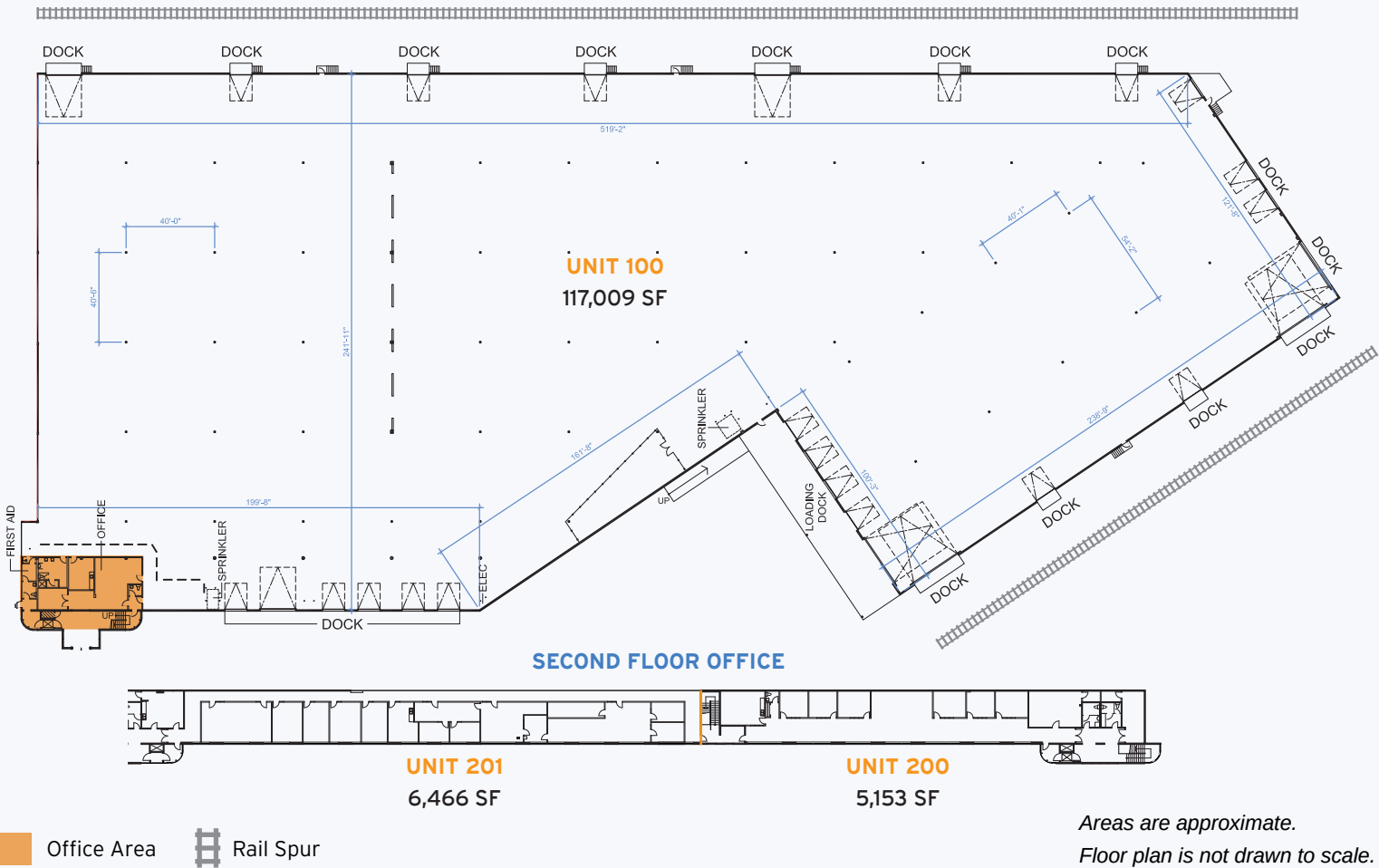


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Key Features

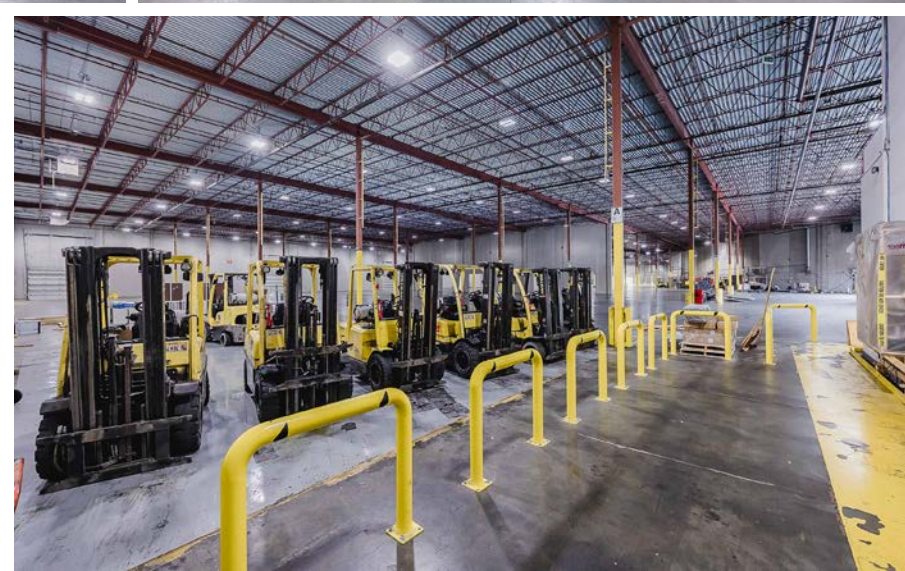
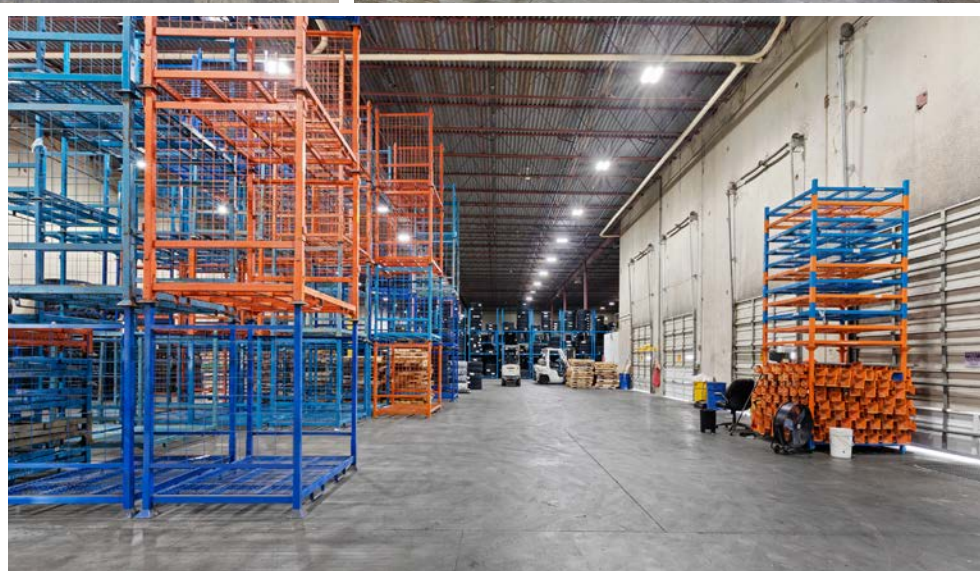
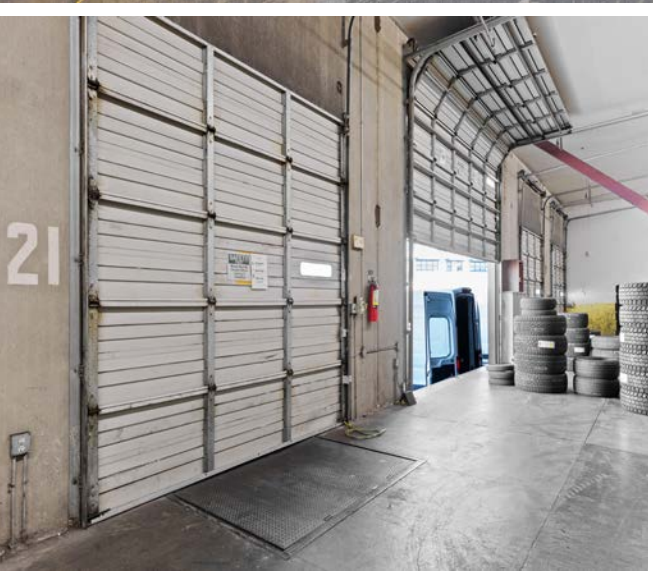
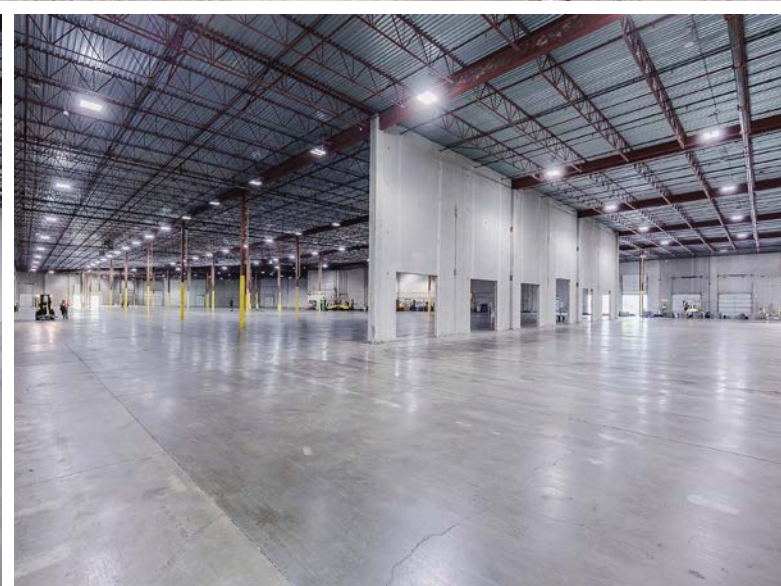
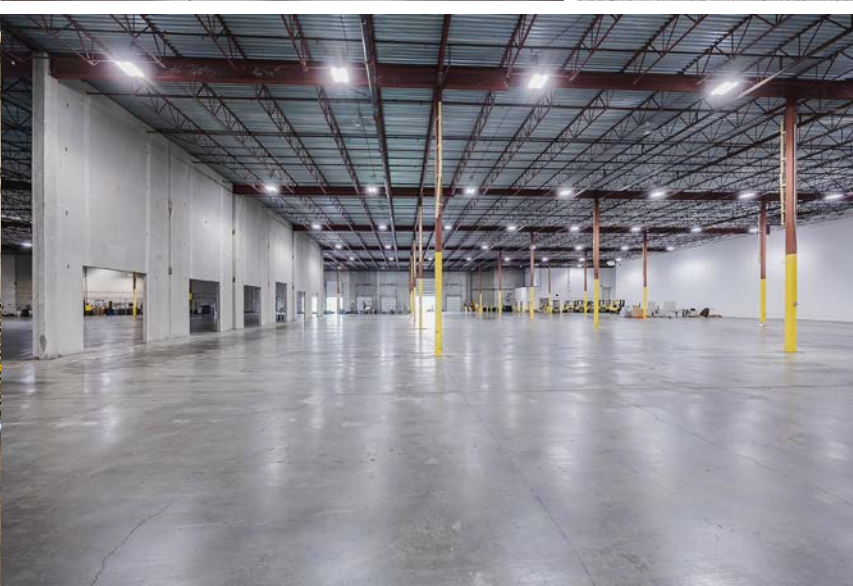
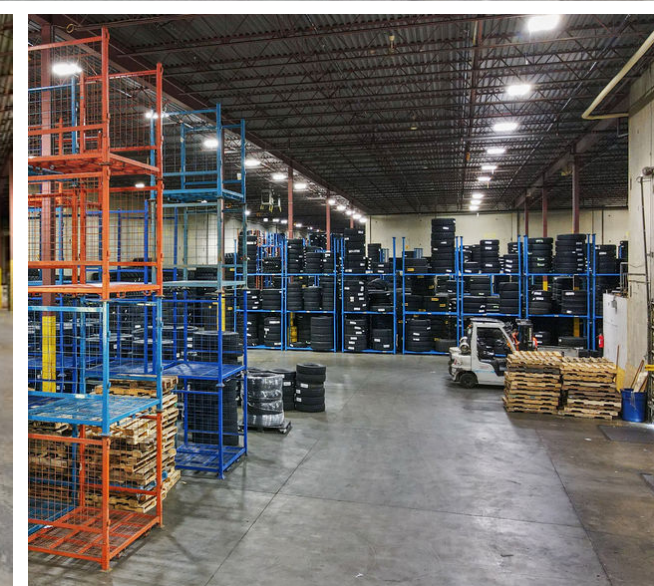
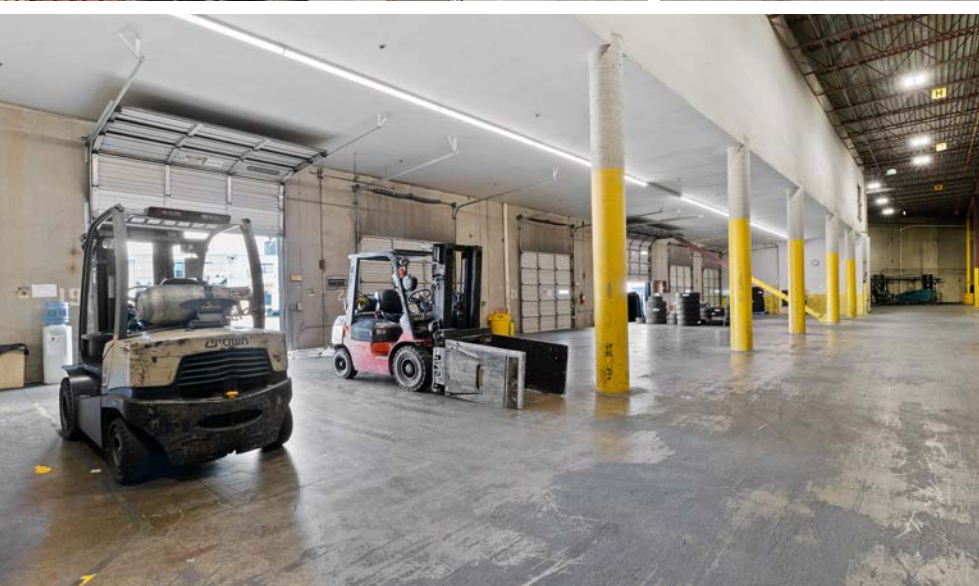
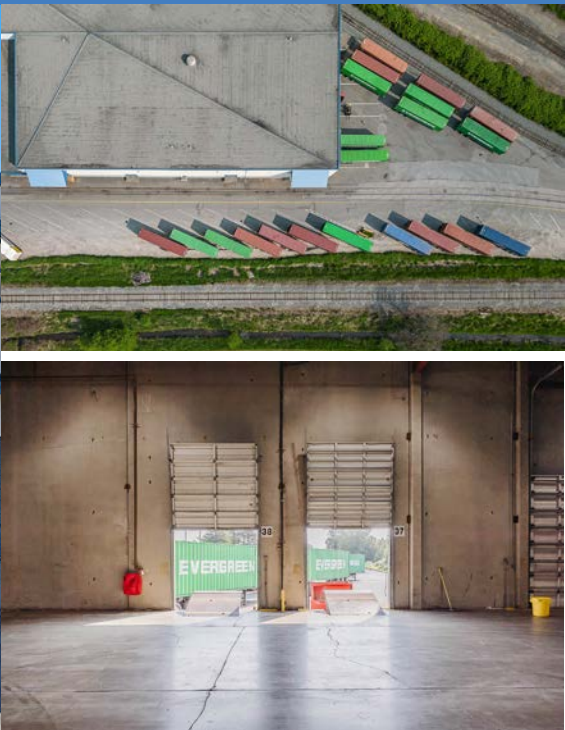
-  28' clear ceiling height
-  Fifteen (15) dock-level loading doors, including three (3) oversized doors
-  Eleven (11) dock-level rail loading doors
-  One (1) grade-loading ramp
-  Up to 40'1" by 54'2" column spacing
-  Rail-served facility
-  600 amps, 600 voltage, 3 phase electrical service
-  500 lbs PSF floor load capacity
-  Sprinkler system
-  LED lighting
-  Ample parking

Floor Plan



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

Unit 105, 7510 Hopcott Road, Delta, BC



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).


421,292
Population within 10 KM
(2023 Est.)


232,325
Labour Force within 10 KM
(2023 Est.)


12,889
Businesses within 10 KM
(2023 Est.)

Tenants In The Area

1. SCI Logistics

2. Fountain Tire

3. Olympic Dairy Products

4. Seaforth Supply Chain Solutions

5. Amazon

6. BMW
7. The Brick DC

8. Gagan Foods International

9. Swiss Water

10. Lululemon

11. Sunrise Soya Foods

12. Black Press
13. Sobeys Voilà
(Under Construction)

14. Monte Cristo Bakery

15. Cascadia Metals

16. BC Liquor DC

17. Sobeys

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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Contact Us

Joe Inkster

Personal Real Estate Corporation
Executive Vice President
CBRE Limited | Industrial Properties
604 662 5134
joe.inkster@cbre.com

Garth White

Personal Real Estate Corporation
Principal, SIOR
Avison Young | Industrial Properties
604 757 4960
garth.white@avisonyoung.com

Ryan Kerr

Personal Real Estate Corporation
Principal
Avison Young | Industrial Properties
604 647 5094
ryan.kerr@avisonyoung.com

Hayden Ferrill

Vice President
CBRE Limited | Industrial Properties
778 372 1934
hayden.ferrill@cbre.com

Joe Lehman

Personal Real Estate Corporation
Principal
Avison Young | Industrial Properties
604 757 4958
joe.lehman@avisonyoung.com

John Lecky

Principal
Avison Young | Industrial Properties
604 647 5061
john.lecky@avisonyoung.com



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