



FOR LEASE

102 - 16111 BLUNDELL ROAD
RICHMOND, BC



123,669 SQUARE FEET OF TURN-KEY DISTRIBUTION SPACE



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LOCATION

16111 Blundell Road is located in East Richmond within the Port of Vancouver's Richmond Logistics Hub. Centrally located to Metro Vancouver's major ports and Vancouver International Airport, the location gives access to key transportation routes (Hwy 91 with connections to Hwy 99 & 17 and South Fraser Perimeter Road).

UNIT SIZE

| | |
|--------------|-------------------|
| Office | 1,799 sf |
| Warehouse | 121,870 sf |
| Total | 123,669 sf |

ZONING

I - Industrial

USE

Tenant's use is subject to the approval of Port of Vancouver and compliance with any applicable VFPA requirements.

NET RENT

Contact exclusive agents

CAM & TAX (2025)

\$4.39 excl. mgmt. fee

AVAILABILITY

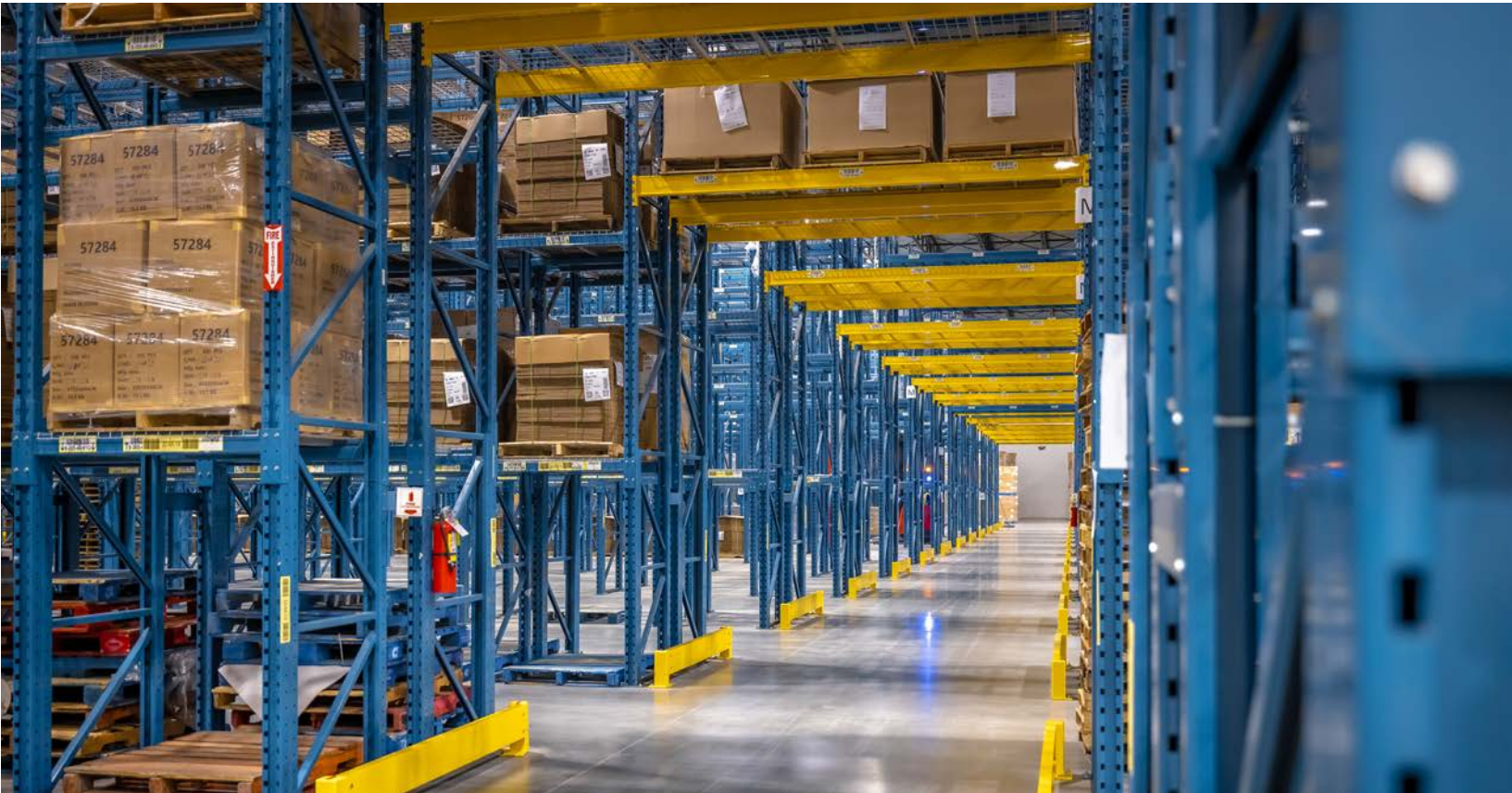
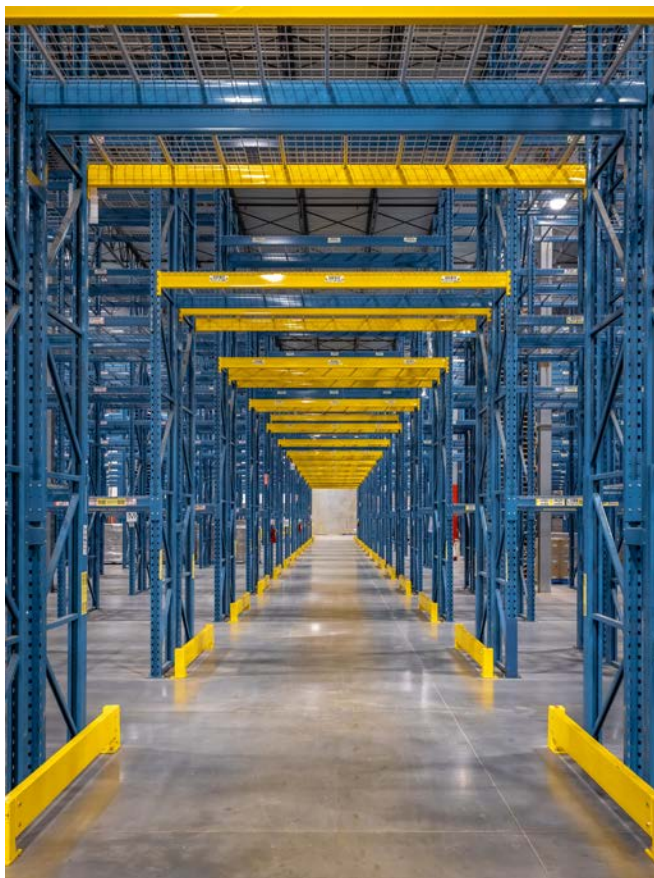
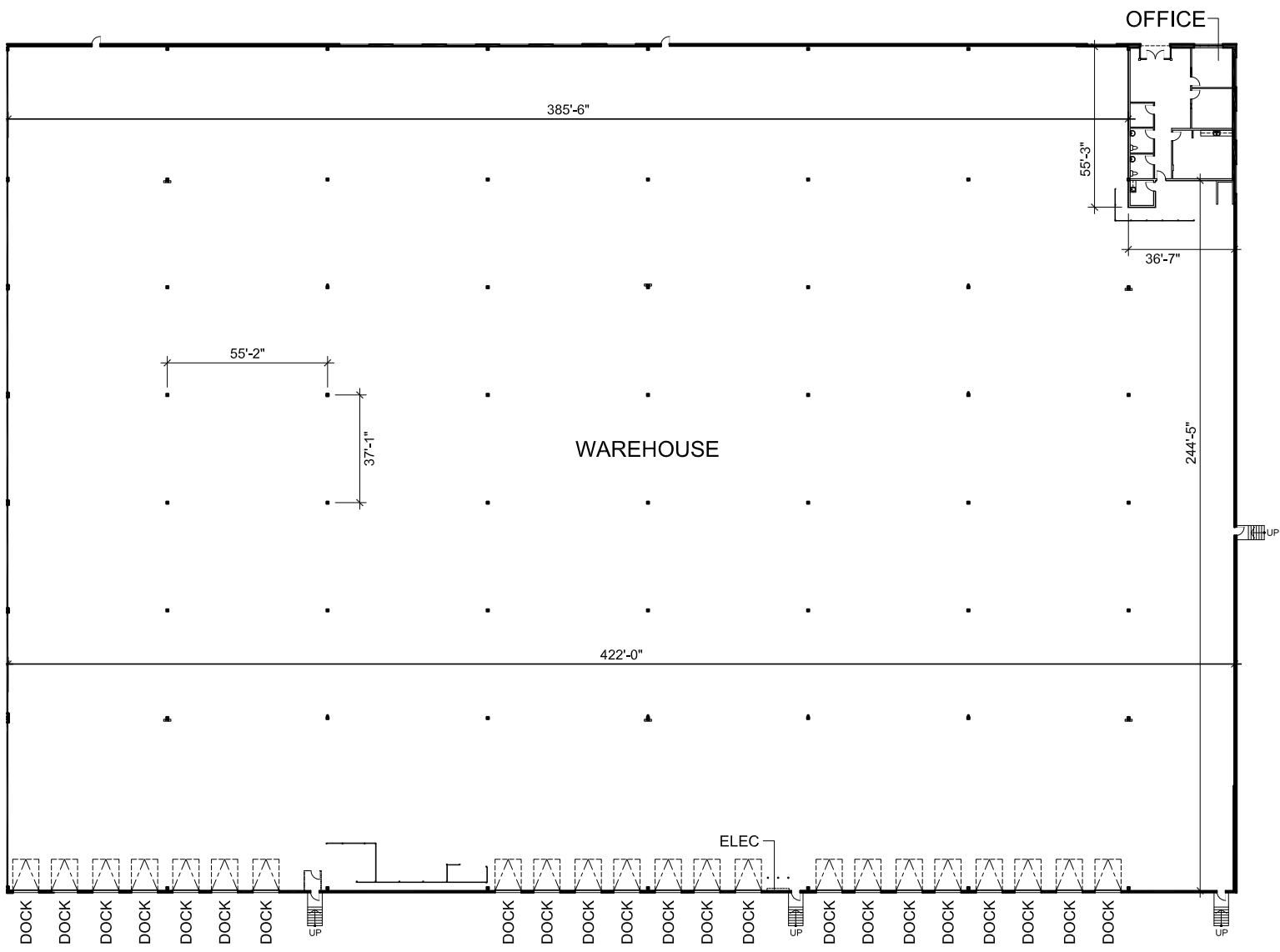
Immediate



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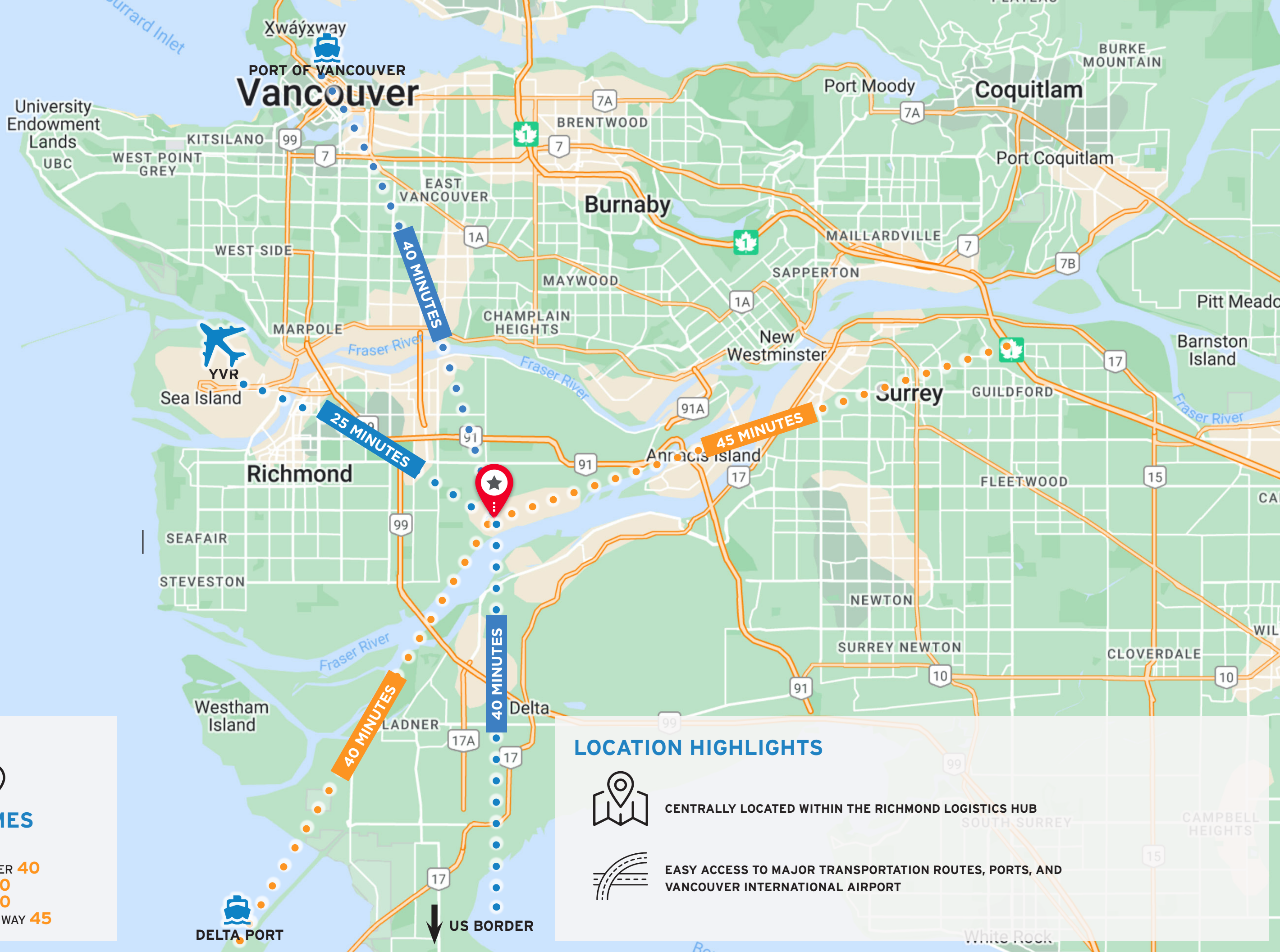
FLOOR PLAN



FEATURES

- 22 dock level 9'x 10' loading doors
- Hydraulic dock levelers
- 31' clear ceiling height
- 400 amp, 600 volt, 3-phase power
- ESFR sprinkler system
- LED lighting in warehouse
- 55' x 37' column spacing
- Minimal office layout - 2 private offices, meeting room, lunch room and washrooms





DRIVE TIMES

in minutes

YVR **25**

PORT OF VANCOUVER **40**

DELTAPORT **40**

US BORDER **40**

TRANS-CANADA HIGHWAY **45**

LOCATION HIGHLIGHTS



CENTRALLY LOCATED WITHIN THE RICHMOND LOGISTICS HUB



EASY ACCESS TO MAJOR TRANSPORTATION ROUTES, PORTS, AND VANCOUVER INTERNATIONAL AIRPORT



SUBJECT
PROPERTY

IKEA

FEDEX

AMAZON

CONTAINER
WORLD

T

BLUNDELL RD

NIPPON
EXPRESS

EXPEDITORS

PORTSIDE RD

WESTERN
CANADA
EXPRESS

SIMARD

WESTRAN

COAST2000

LULU ISLAND
TERMINAL

ADESA

HUDSON'S
BAY

CEVA
LOGISTICS

ACT

ATS
ANDLAUER

STRYDER

TFORCE

COCA-COLA

MAZIN
FURNITURE

FARROW

KUEHNE &
NAGEL

BUNZL

INGRAM

CDS

TOYO TIRES

NELSON ST

WAYFAIR

WORLD PAC

COCA-COLA

FRASER RIVER



DEMOGRAPHICS: 5KM RADIUS



10

UNIVERSITIES &
COLLEGES
(WITHIN 30 KM)



30.6%

OF LABOUR FORCE INVOLVED IN
WAREHOUSING SECTOR



5

MINUTE WALK TO
TRANSLINK BUS
ROUTE 418



23,238

2023 POPULATION
ESTIMATED



\$130,838

AVERAGE HOUSEHOLD
INCOME



5.5 %

PROJ. POPULATION
GROWTH BY 2028



46,114

DAYTIME POPULATION
AT WORK



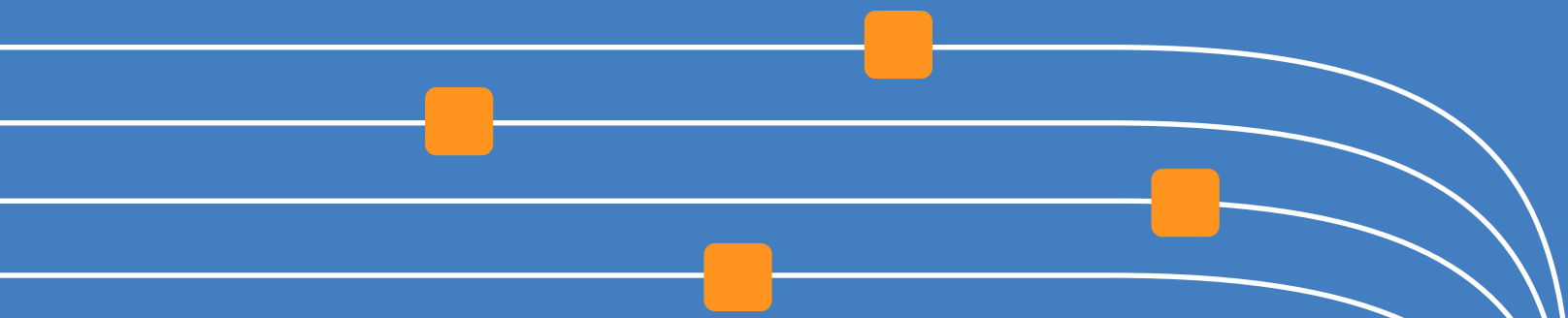
42%

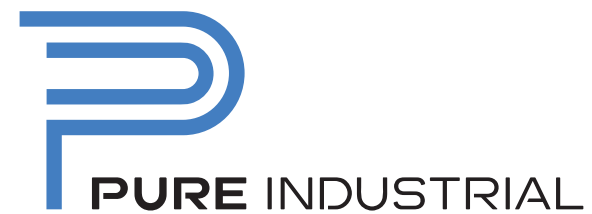
OF BUSINESSES
HAVE BETWEEN 5 - 19
EMPLOYEES



1,978

NUMBER OF
BUSINESSES





ABOUT PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.



ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more.

CUSHMAN & WAKEFIELD IN BC

The largest of two offices in British Columbia, the Vancouver branch is located in the heart of downtown Vancouver and has been in operation since 1967, providing 55 years of expertise in commercial/industrial leasing, sales and acquisition throughout the province. Over the past three years, Cushman & Wakefield's Vancouver office has conducted more than \$5.8 billion in sales transactions and leased over 25 million square feet of space in British Columbia, comprising 2,275+ transactions in total.



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