

BOUNDARY BAY
INDUSTRIAL PARK



DAYHU
GROUP OF COMPANIES

UNITS 120 & 130 – 8151 CHURCHILL STREET, DELTA, B.C.
FROM 109,600 SF TO 219,532 SF | AVAILABLE Q3 2024



OPPORTUNITY

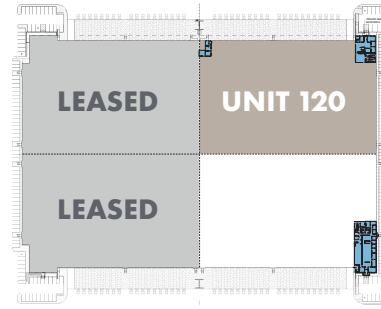
Boundary Bay Industrial Park, situated in Delta, is a state-of-the-art distribution and fulfillment center, offering 109,600 SF, 109,932 SF, or a combined space of 219,532 SF. It features an advanced design with a 36 foot clear warehouse ceiling height, a 58-foot speed bay, and bay widths of 55 feet.

The facility also boasts a secure loading area with a drive-aisle and staging line, one dock for every 5,250 SF of warehouse space, and exclusive trailer parking for each unit. Located in the sought-after logistics area of South Delta, Boundary Bay Industrial Park offers rapid access and a 15 minute drive-time to DeltaPort.

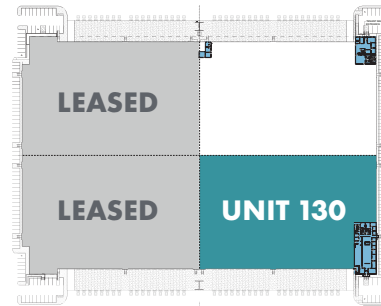
> WINNER OF THE <

**COMMERCIAL REAL ESTATE
AWARD OF EXCELLENCE**

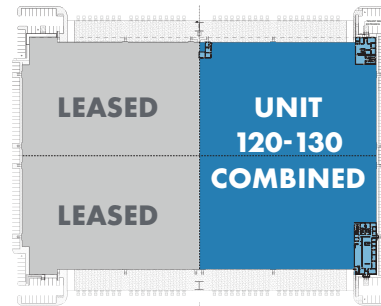
SITE PLAN & AVAILABLE OPTIONS



OPTION 1	
TOTAL AREA	109,600 SF
OFFICE AREA	3,765 SF
LOADING DOORS	21 Dock & 1 Grade
TRAILER PARKING	Capacity for 21 Trailers
TIMING	October 2024*



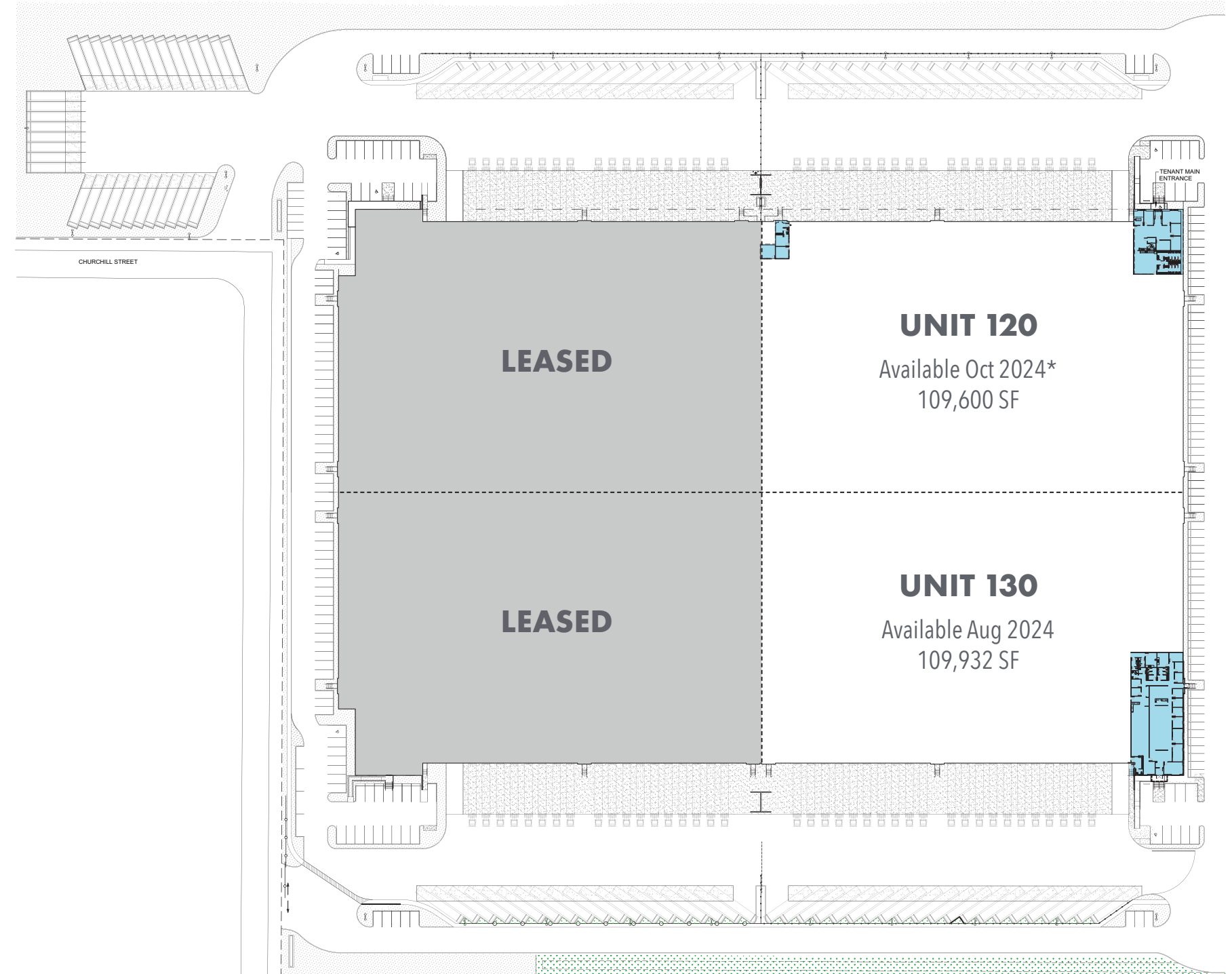
OPTION 2	
TOTAL AREA	109,932 SF
OFFICE AREA	6,175 SF
LOADING DOORS	21 Dock & 1 Grade
TRAILER PARKING	Capacity for 21 Trailers
TIMING	August 2024



OPTION 3	
TOTAL AREA	219,532 SF
OFFICE AREA	9,940 SF
LOADING DOORS	42 Dock & 2 Grade
TRAILER PARKING	Capacity for 42 Trailers
TIMING	Aug - Oct 2024*

*Unit 120 availability timing subject to change

OFFICE AREA

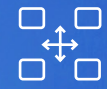


*Unit 120 availability timing subject to change

BUILDING FEATURES



36' clear ceiling height



55' x 35' column spacing



Exclusive trailer parking



ESFR sprinklers



T-5 high efficiency warehouse lighting



21 dock level doors & 1 grade per unit



40,000 lbs. capacity electric levelers at each dock door



1600-amp 347/600-volt 3 phase main building switchboard



Reinforced 8" thick concrete slab designed for a live load in excess of 500 lbs/sf

SALIENT FACTS

ZONING

I8 Industrial Zone – permitted warehousing, wholesale, distribution and accessory retail uses

ASKING LEASE RATE

Please contact listing agents

OPERATING COST & TAXES

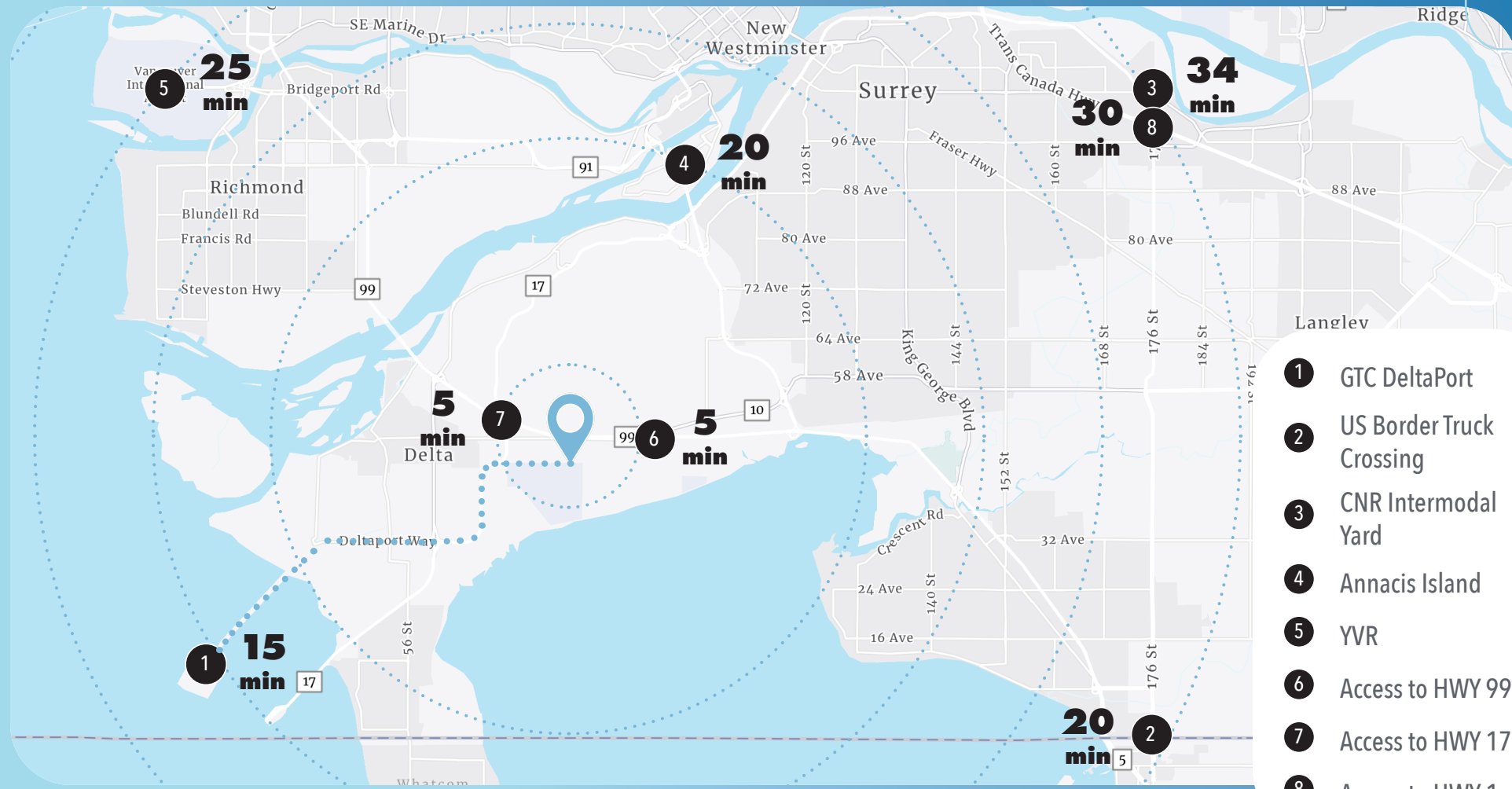
Budgeted at \$4.20 PSF (2024), excluding Management Fees



LOCATION

Situated in South Delta, British Columbia, Boundary Bay Industrial Park (BBIP) presents an ideal setting for distribution operations. Its proximity to DeltaPort, Canada's largest container terminal, is a key advantage. Additionally, BBIP benefits from being connected to the latest road infrastructure in the Metro Vancouver area. It is just a few minutes away from the South Fraser Perimeter Road, a four-lane route designed for efficient truck transportation. BBIP offers direct access to Highway #99 and is near Highway #91. This location facilitates easy travel to Vancouver and Richmond in the north, as well as Surrey and Delta in the southeast. It also provides routes leading to the U.S. border and major Canadian cities to the east.

BOUNDARY BAY INDUSTRIAL PARK ADVANTAGES



WORKFORCE AT YOUR DOORSTEP

- 170,000 people within a 15-minute drive.
- 565,000 people within a 15 km radius, offering a large potential workforce.
- Average Greater Vancouver commute time: 28 minutes.

STRATEGICALLY POSITIONED

- Near DeltaPort, CNR intermodal yard, and U.S. Border.
- Efficiently connected to Highways 99, 17, 91, 10 and the Trans Canada Freeway.
- Benefiting from major new transportation infrastructure as part of the Gateway Project.

COST-EFFECTIVE LOGISTICS

- Proximity to DeltaPort increases dray rate savings and minimizes drive times

2x
Number of containers moving through Port of Vancouver will double by 2030

1/3
Of Canada's trade outside of North America flows through the Port of Vancouver

2.5x
Increase in e-commerce uptake in Canada from 2014-2023

11%
Forecasted increase in Canadian retail e-commerce sales per year

\$305^B
In goods moved annually

11%
Forecasted increase in Canada's shipping volumes per year

9%
Annual growth Port of Vancouver container volumes between 1990 and 2023

50%
Increase in Port of Vancouver container capacity from Roberts Bank Terminal 2 expansion



The Dayhu Group of Companies is a leading real estate investment, management and development company with nearly 4 million square feet of industrial, commercial and retail properties across Western Canada. We are a privately held company that has been locally owned and operated for more than 60 years.

We take great pride in our generational portfolio of modern distribution facilities and our partnerships with our entire family of local, national and international tenants, and are committed to delivering industry best-in-class property management.

Dayhu's social, philanthropic and charitable contributions are core to both our business and company culture. We are proud to support a wide range of worthy causes through the Ben & Esther Dayson Charitable Foundation and the Music Heals Charitable Foundation.

DAYHU.COM



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