

FOR LEASE

CONTIGUOUS SPACE AVAILABLE



16111 Blundell Road

Unit 118 & 136

Richmond, BC

From 64,556 SF up to 156,061 SF of Contiguous Large-Format Distribution Space with Dock Loading in Richmond Logistics Hub



CBRE



TENANTS IN THE AREA

- 1

Amazon
- 2

IKEA
- 3

ContainerWorld
- 4

Nippon Express
- 5

KTL Transport
- 6

WORLD PAC
- 7

Wayfair
- 8

Coca-Cola
- 9

Candian Tire
- 10

Coast 2000



PROPERTY HIGHLIGHTS

 Rare large-format distribution space in the Port of Vancouver's Richmond Logistics Hub

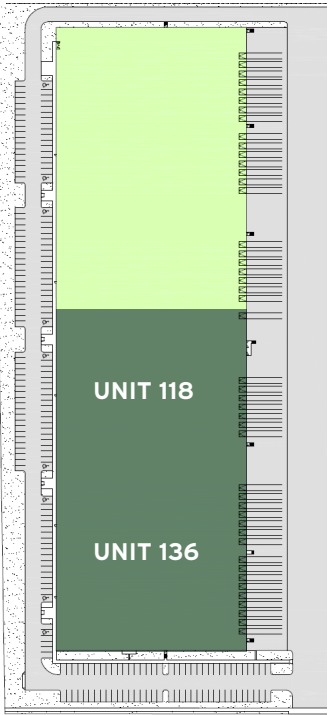
 Tier-1 ground floor warehouse space with multiple dock loading positions

 Contiguous large-format distribution space ideally suited for logistics, warehousing and distribution, with minimal office space

 Large truck courts on both loading elevations, as well as significant employee parking on two sides of the building

On behalf of Pure Industrial, Avison Young and CBRE are pleased to present the rare opportunity to lease up to 156,061 SF of large-format distribution space, strategically located within the Port of Vancouver's Richmond Logistics Hub. Built in 2012, this tier-1, state-of-the-art industrial facility was designed with operational efficiency in mind and is ideally suited for import, export, logistics, and distribution operations.

The current offering comprises two contiguous units of 64,556 SF and 91,505 SF, available individually or combined for up to 156,061 SF. Both spaces feature dock loading, minimal office, and 31' clear ceiling heights, providing a highly efficient and flexible solution for a wide range of large-scale distribution requirements.



AVAILABLE AREA	AVAILABLE	ASKING LEASE RATE	ADDITIONAL RENT
From 64,556 SF up to 156,061 SF of contiguous space	Immediate	\$21.00 PSF, net	\$4.66 PSF (2026 est. excludes Management Fees)

COMBINED KEY FEATURES

-  31' clear ceiling height
-  Twenty-five (25) dock-level loading doors
-  400-amp, 600-volt, 3-phase power supply per unit
-  Approx 55' x 37' column spacing
-  Ample parking
-  ESFR sprinkler system
-  LED lighting in the warehouse
-  Air conditioning



OPPORTUNITY



OPPORTUNITY

Unit 118 at 16111 Blundell Road offers 64,556 SF of distribution space in East Richmond. 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.

PROPERTY DETAILS

Available Area*:	
Office	+/- 2,700 SF
Warehouse	+/- 61,856 SF
Total	64,556 SF

Asking Lease Rate: \$21.00 PSF, net

Additional Rent: \$4.66 (2026 est. excludes Management Fees)

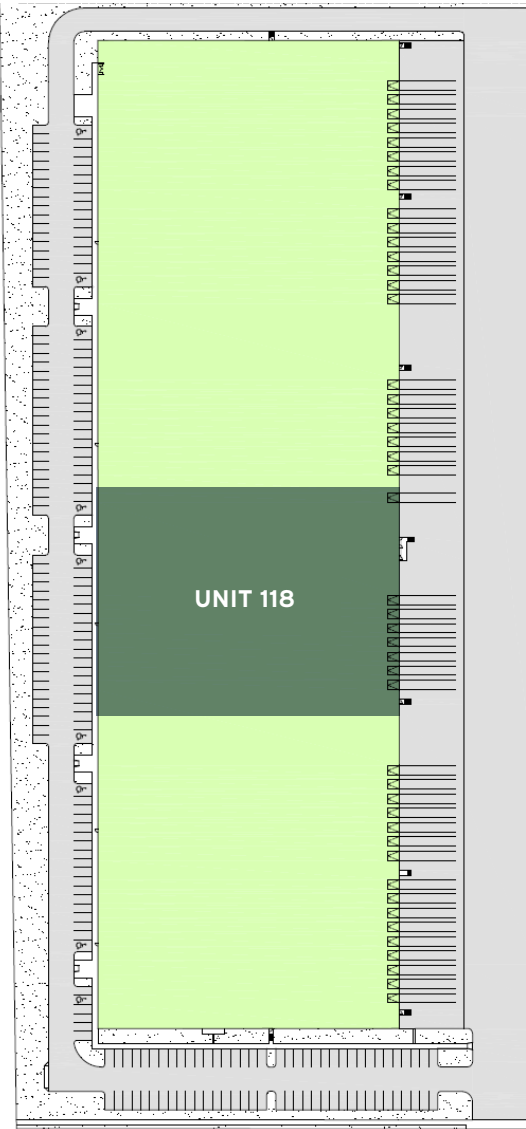
Availability Date: Immediate

Zoning: I (General Industrial)*

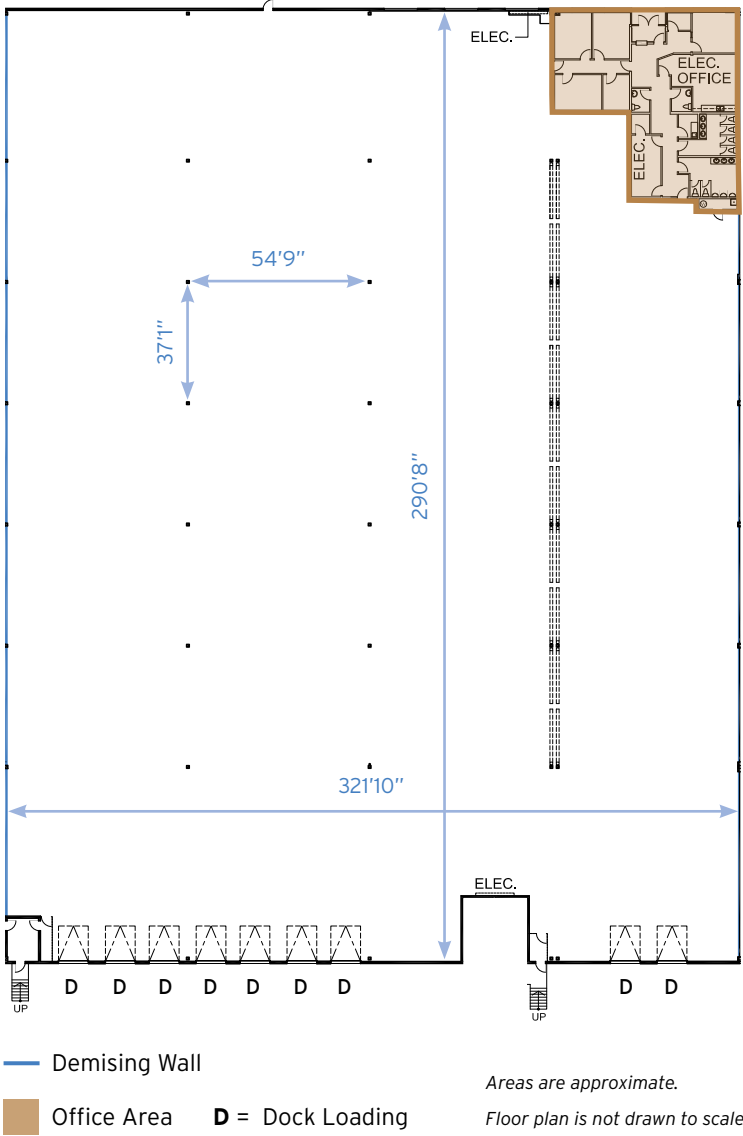
**Tenant must receive containerized cargo directly from VFPA port terminals to be redistributed to other supply chain functions - no "last mile" distribution.*

***All measurements and square footages are approximate*

****Cooperating brokers protected for full market fee*



FLOOR PLAN



KEY FEATURES

- 31' clear ceiling height
- Nine (9) dock-level loading doors, with hydraulic levellers
- 400-amp, 600-volt, 3-phase power supply
- Approx 55' x 37' column spacing
- Ample parking
- ESFR sprinkler system
- LED lighting in the warehouse
- Air conditioning
- Existing warehouse racking may be available for incoming tenants

UNIT 118



OPPORTUNITY

Unit 136 at 16111 Blundell Road offers 91,505 SF of distribution space in East Richmond. 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.

PROPERTY DETAILS

Available Area*:	
Office	+/- 2,406 SF
Warehouse	+/- 89,099 SF
Total	91,505 SF

Asking Lease Rate: \$21.00 PSF, net

Additional Rent: \$4.66 (2026 est. excludes Management Fees)

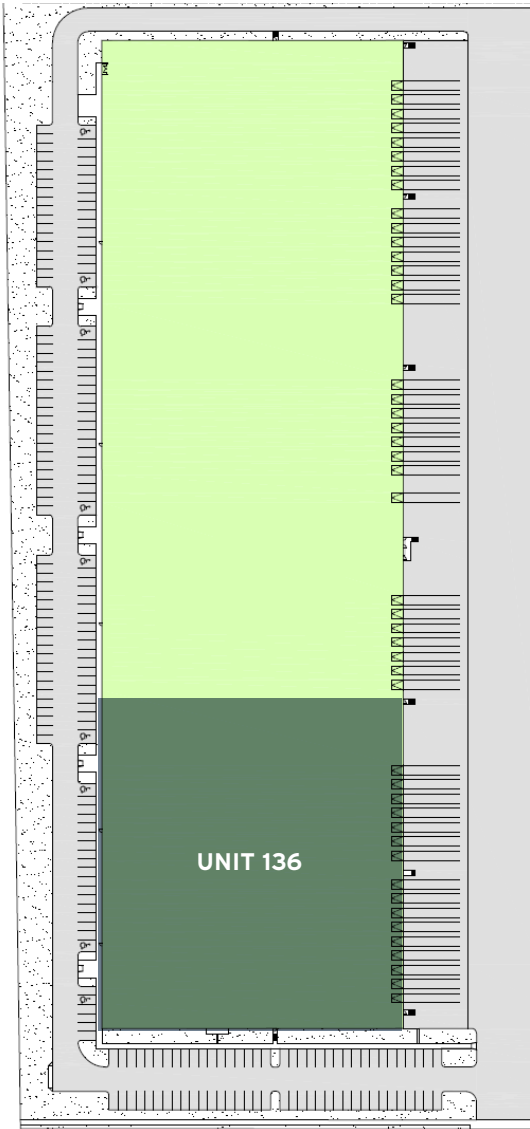
Availability Date: Immediate

Zoning: I (General Industrial)*

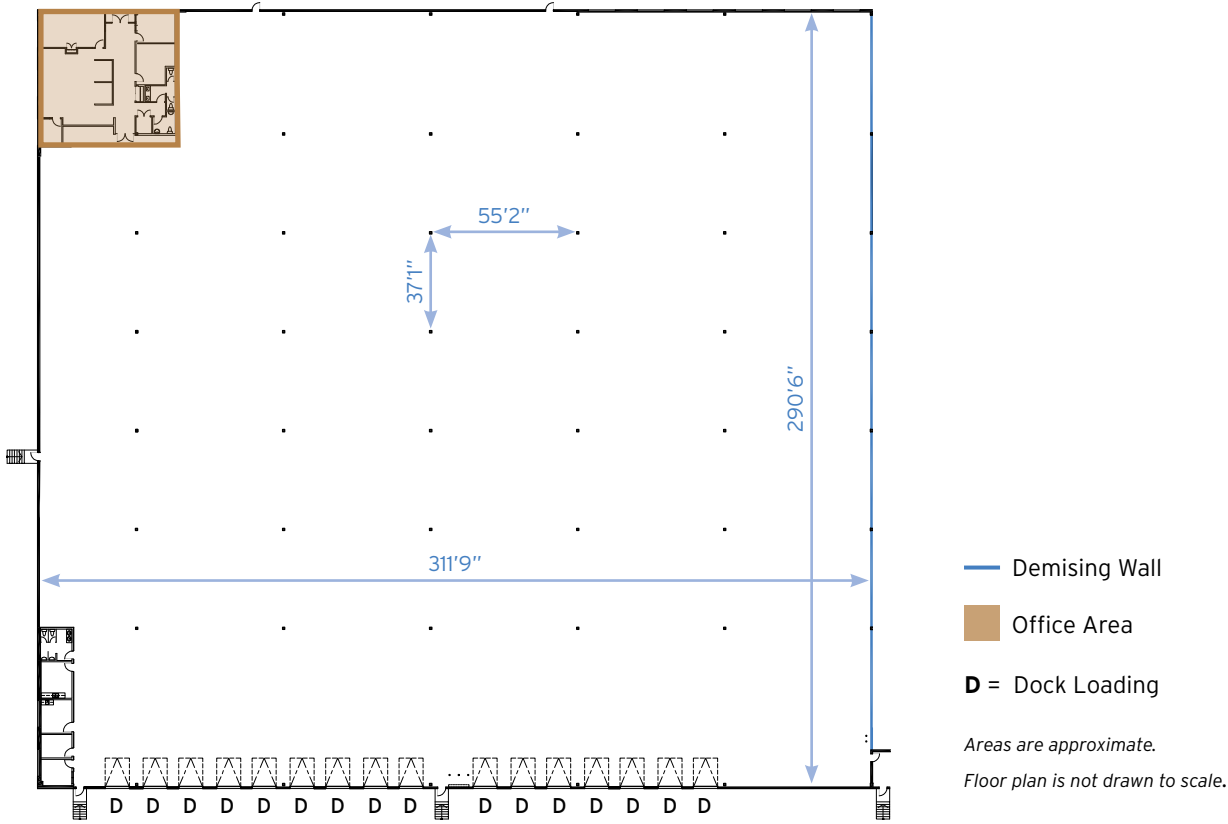
*Tenant must receive containerized cargo directly from VFPA port terminals to be redistributed to other supply chain functions - no "last mile" distribution.

**All measurements and square footages are approximate

***Cooperating brokers protected for full market fee



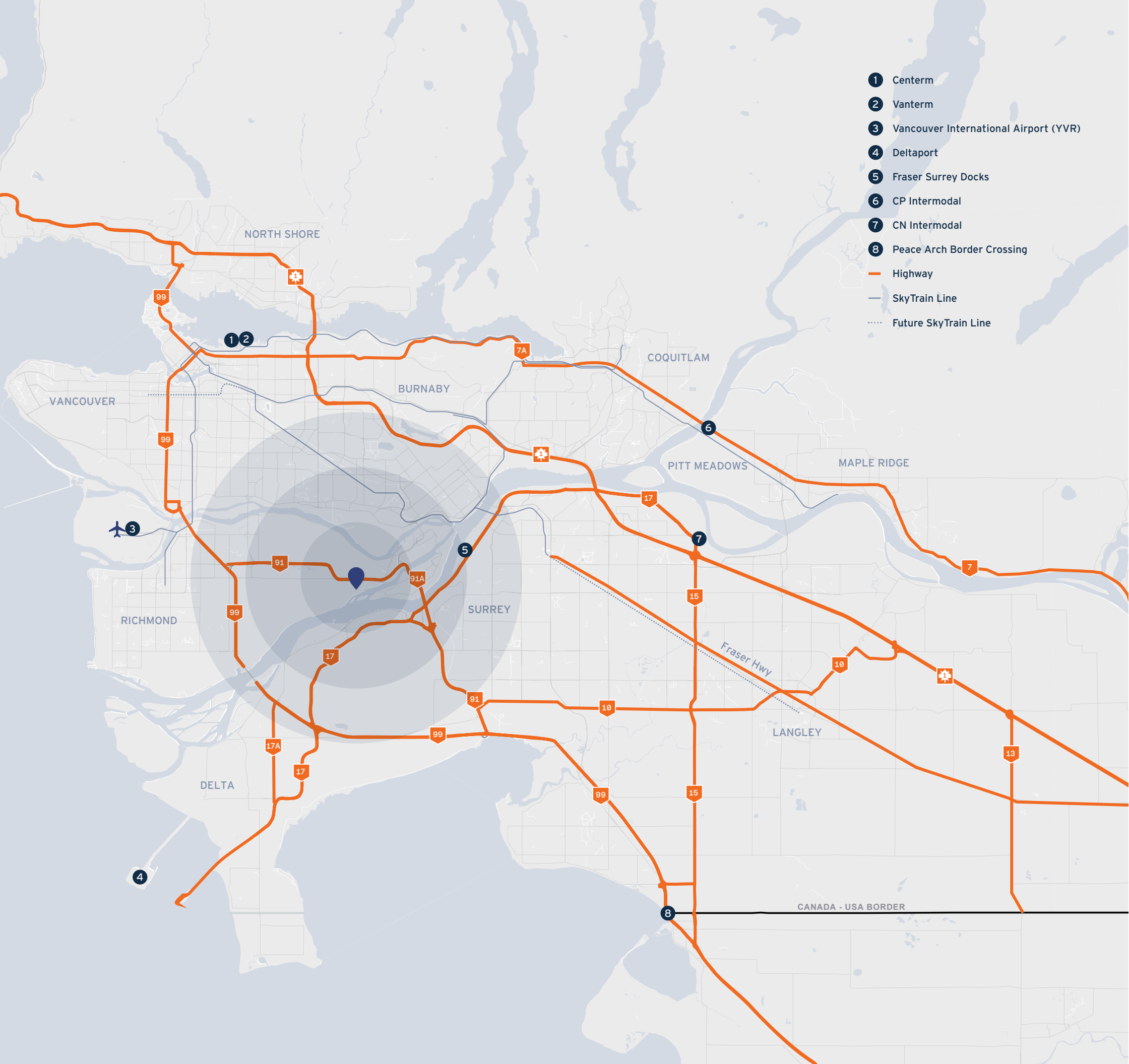
FLOOR PLAN



KEY FEATURES

	31' clear ceiling height		Ample parking
	Sixteen (16) dock-level loading doors		ESFR sprinkler system
	400-amp, 600-volt, 3-phase power supply		LED lighting
	Approx 55' x 37' column spacing		Air conditioning

UNIT 136



16111 Blundell Road is strategically located in East Richmond’s established Richmond Logistics Hub, just east of No. 6 Road and minutes from Highway 99. The property offers excellent connectivity to Vancouver, Delta, Surrey, the U.S. border, Highway 91, and the broader Metro Vancouver network.

The location provides convenient access to key logistics infrastructure, including YVR, Fraser Surrey Docks, and the Port of Vancouver terminals, making it well suited for distribution, warehousing, manufacturing, and service-oriented industrial users.

Positioned along Blundell Road, the property also benefits from efficient truck access and proximity to a strong base of established businesses and industrial services.

DRIVE TIMES

Highway 91	6 mins
Highway 99	8 mins
South Fraser Perimeter Road (Highway 17)	12 mins
Vancouver International Airport (YVR)	20 mins
Highway 1	22 mins
Deltaport	26 mins
Canada / USA Border Crossing	30 mins

DEMOGRAPHICS



687,009

Population within 10 KM
(2025 Est.)



396,402

Labour Force within 10 KM
(2025 Est.)



35%

Of Labour Force in Skilled Trades
Sector within 10 KM (2025 Est.)

LOCATION



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



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 and a premier provider of critical infrastructure services. The company has more than 155,000 employees serving clients in more than 100 countries. CBRE serves clients through four business segments: Advisory (leasing, sales, debt origination, mortgage servicing, valuations); Building Operations & Experience (facilities management, property management, flex space & experience, critical infrastructure); Project Management (program management, project management, cost consulting); Real Estate Investments (investment management, development).



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.

TEAM

16111 Blundell Road

Unit 118 & 136

Richmond, BC

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