



FOR SUBLEASE

Unit 118 - 16111 Blundell Road Richmond, BC

64,556 SF Distribution Space with
Dock & Grade Loading in Richmond

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Accelerating success.

Available Area

Warehouse	61,856 SF
Office	2,700 SF
Total	64,556 SF

Property Features



Nine (9) dock loading doors with hydraulic levelers



One (1) 20'1"x20'8" grade loading door



31' clear ceiling height



400 amp, 600 volt, 3-phase power



ESFR sprinkler system

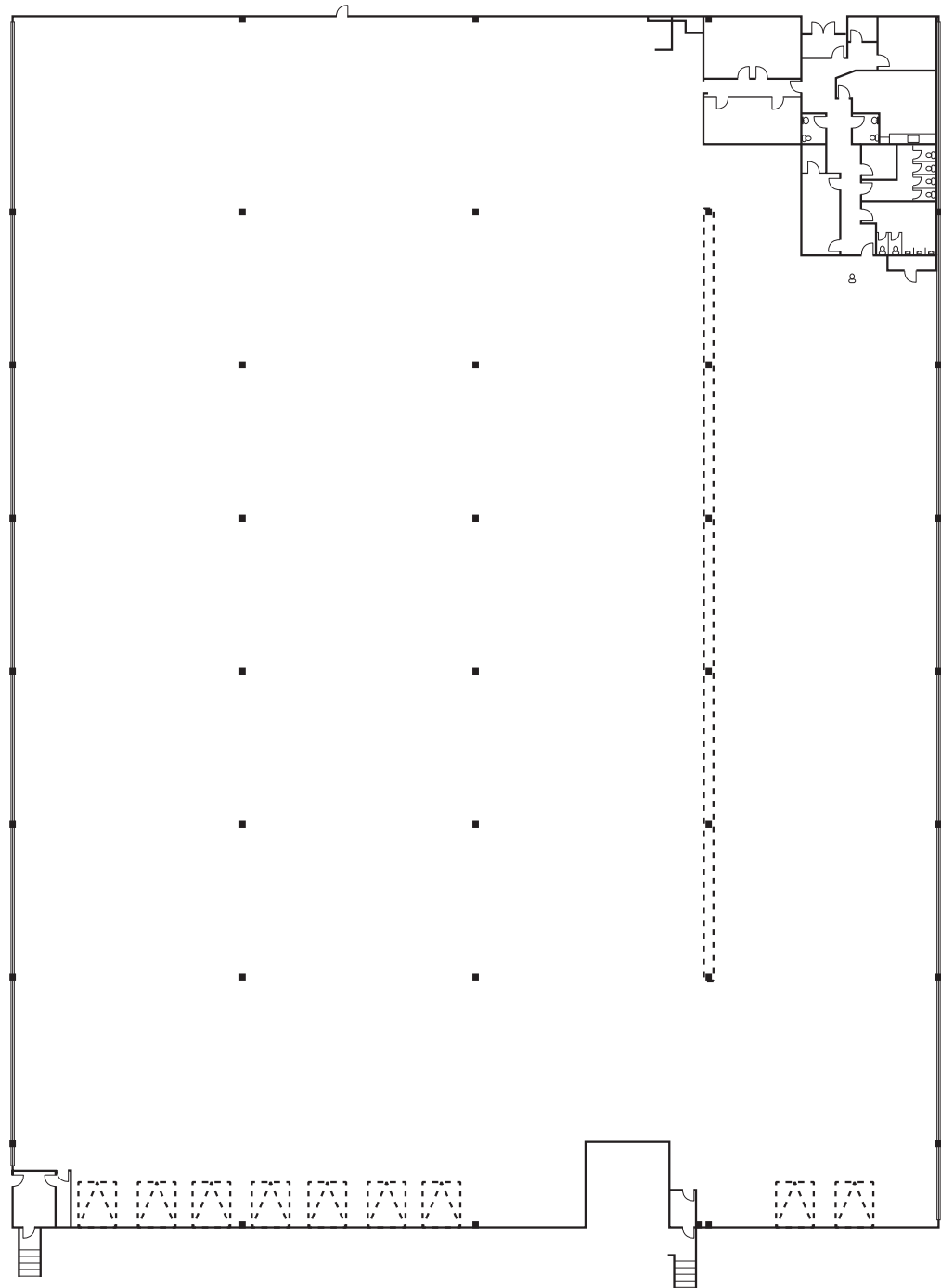


LED lighting in warehouse



55' x 37' column spacing

Floor Plan



Sublease Rate

Please contact listing agent

Sublease Term

Until June 30, 2028

Interior Photos



Location

16111 Blundell Road is strategically positioned in the well-established Crestwood industrial district of Richmond, offering excellent connectivity and accessibility for industrial users. Located just east of No. 6 Road and minutes from Highway 99, the property provides efficient north-south access to Vancouver, Delta, Surrey, and the U.S. border, as well as convenient connections to Highway 91 and the broader Metro Vancouver highway network.

The location offers close proximity to key logistics infrastructure, including Vancouver International Airport (YVR), the Fraser Surrey Docks, and the Port of Vancouver terminals, making it ideal for distribution, warehousing, light manufacturing, and service-based industrial operations.

Blundell Road is a primary east-west corridor, providing straightforward truck access and strong visibility within a clean, professional industrial park setting. The surrounding area is home to a diverse mix of established businesses, suppliers, and service providers, supporting operational efficiency and workforce accessibility.





DRIVE TIMES

- YVR 25 mins
- PORT OF VANCOUVER 40 mins
- DELTA PORT 40 mins
- US BORDER 40 mins
- TRANS CANADA HIGHWAY 45 mins

LOCATION HIGHLIGHTS



CENTRALLY LOCATED WITHIN THE RICHMOND LOGISTICS HUB



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



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