

7510 Hopcott Road

Unit 105

Delta, BC



103,415 SF of Distribution Space within South Fraser Distribution Centre

For
Lease

Available January 2024





Property Details

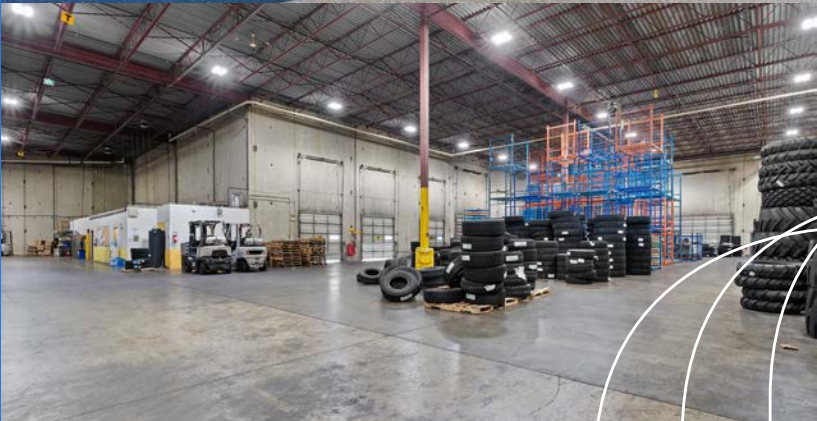
103,415 SF
Total Unit Size

1,042 SF (1% of Space)
Office Area

I-2 Medium Impact
Zoning

28'3"
Approx. Warehouse Clear Height

Up to 40'6" by 40'1"
Approx. Warehouse Column Spacing



The Opportunity

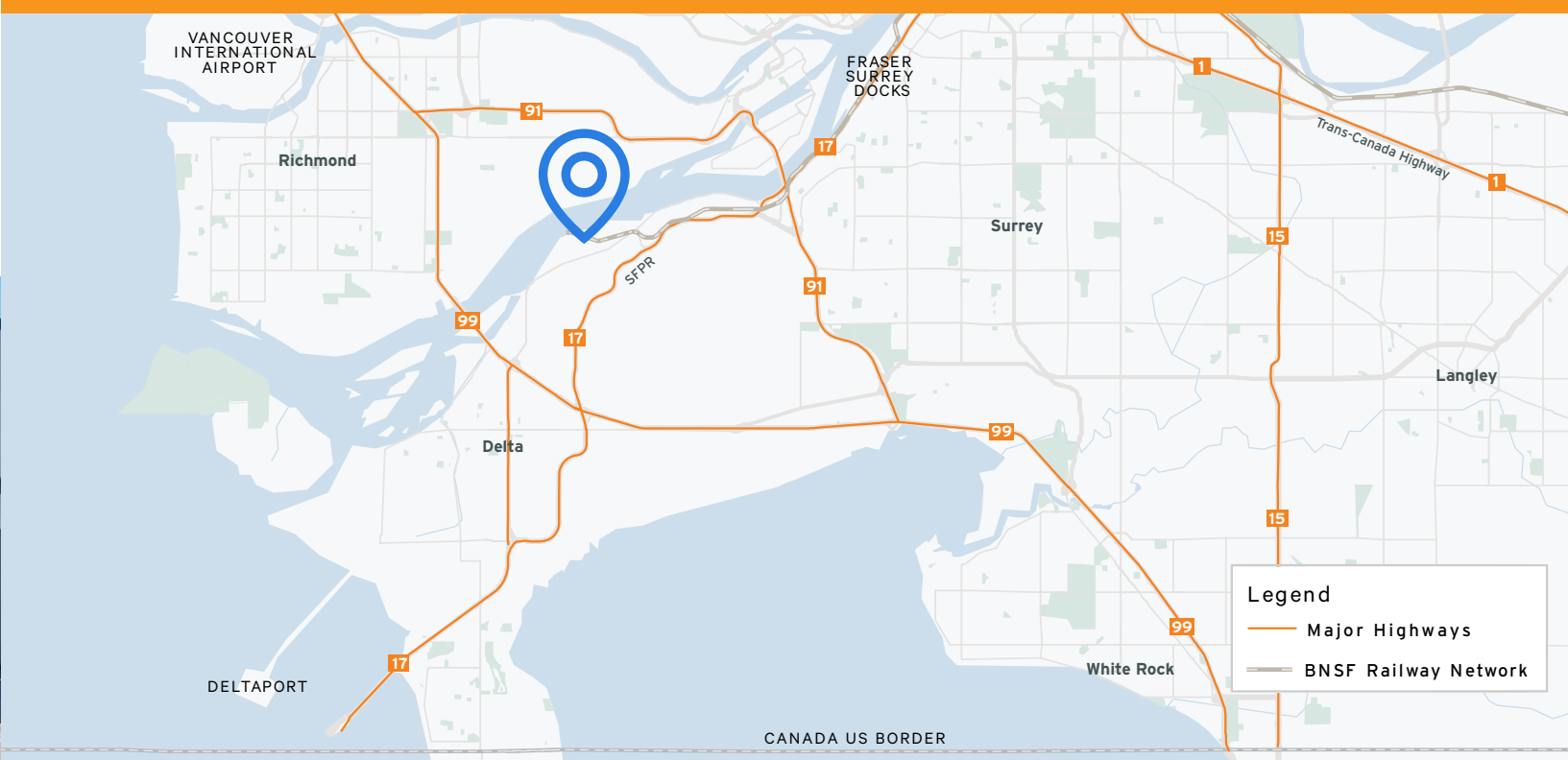
On behalf of PURE Industrial, CBRE is pleased to offer the opportunity to lease 103,415 SF of large-format distribution space within Delta’s South Fraser Distribution Centre. Composed of three multi-tenant distribution buildings on 27.25 acres, the South Fraser Distribution Centre is situated within one of Metro Vancouver’s most sought-after industrial hubs of Tilbury.

Unit 105 at 7510 Hopcott Road offers over 100,000 SF of warehousing space with minimal office and is ideally located close to the Deltaport with connecting access to port terminals across Metro Vancouver.

January 2024
Available

Contact Listing Agent
Asking Lease Rate


\$4.70 PSF
2023 Est. Additional Rent





The Location

Located within Delta’s Tilbury Industrial area, the South Fraser Distribution Centre is ideally situated directly off River Road and offers excellent transportation access and reach across all Metro Vancouver regions via Highway 17, Highway 17A, and Highway 99.

The property is located 5 minutes from the Tilbury Connector and the South Fraser Perimeter Road, with the nearest transit stop located only 10-minutes by walk along Vantage Way serviced by Bus 640, which connects to Ladner Exchange on the West and Scott Road Skytrain Station on the East.


417,514
Population within 10 KM
(2022 Est.)


232,836
Labour Force within 10 KM
(2022 Est.)


11,974
Businesses within 10 KM
(2022 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

Drive Times

- 2 min

Tilbury Connector
- 2 min

South Fraser Perimeter Road/
Highway 17
- 7 min

Highway 91
- 7 min

Highway 99
- 18 min

Fraser Surrey Docks
- 20 min

Deltaport
- 23 min

US Canada Border
- 30 min

YVR International Airport
- 35 min

Downtown Vancouver

Amenities in the Area

BC Liquor Distribution Branch, Crate and Barrel Warehouse, Delta Fire Hall, Divine Sandwich, Four Winds Brewing Company, Hadi’s Restaurant, Husky, Hydro Fresh Farm, Kwatlen Pizza & Party Place, OPEX, Quiznos, St. Jean’s Cannery & Smokehouse, Subway, Tidewaters Pub, Tilbury Shop Donair, Tilbury Ice Rink

Floor Plan

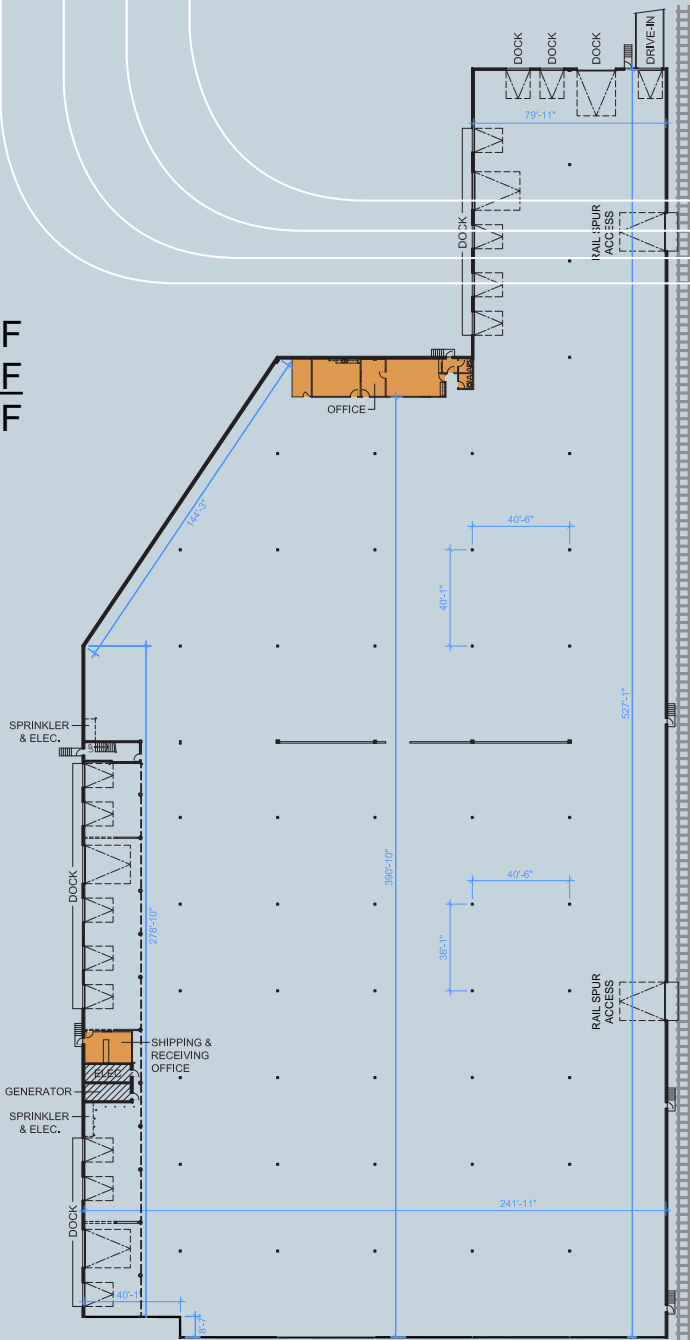
Available Area

Office	1,042 SF
Warehouse	102,373 SF
Total	103,415 SF

Legend

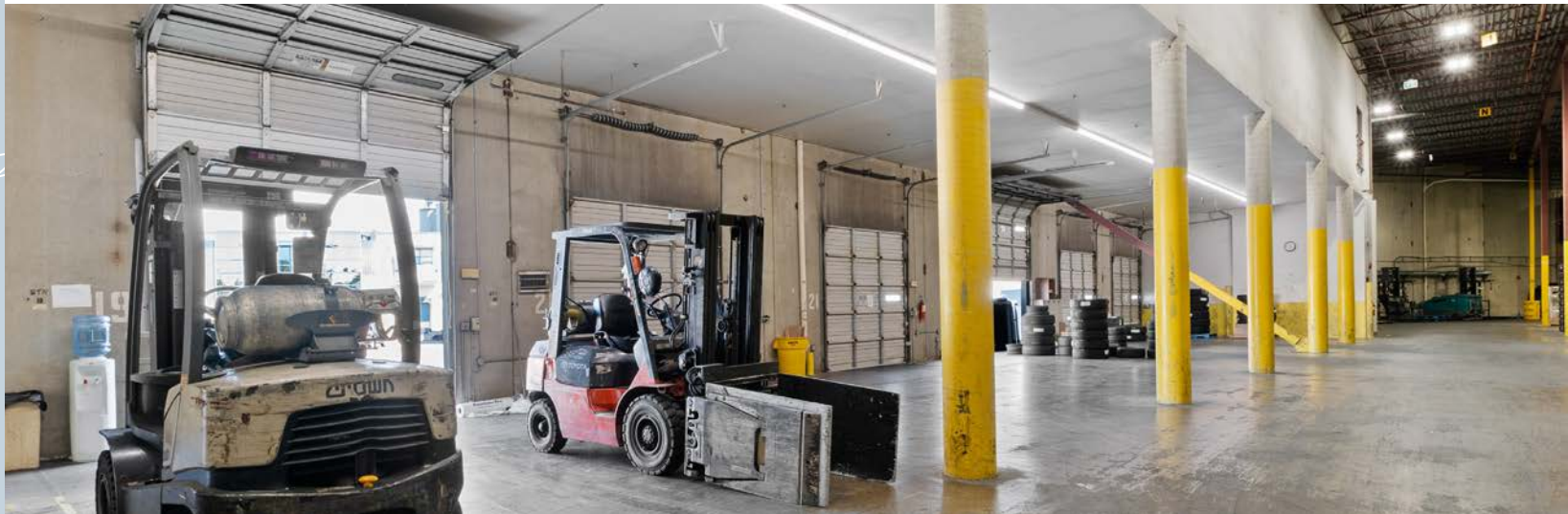
- Office Area
- Common Area
- Rail Spur

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



Space Features

- 18 dock-level loading doors, 2 dock-level rail loading doors, 1 grade loading door with ramp
- 28'3" clear height
- 800 amps, 600 volts, 3-phase electrical service
- ESFR sprinkler system
- LED lighting
- Ample parking
- Rail spur on property



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 world's largest commercial real estate services and investment firm, with 2020 revenues of \$23.8 billion and more than 100,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #128 in 2020.

It also has been voted the industry's top brand by the Lipsey Company for 20 consecutive years, and has been named one of Fortune's "Most Admired Companies" for nine years in a row, including being ranked number one in the real estate sector in 2021, for the third consecutive year. Its shares trade on the New York Stock Exchange under the symbol "CBRE".

For Lease

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