

For Lease

Unit 100, 7530 Hopcott Road,
Delta, BC



**128,628 sf of rail-serviced distribution space
at South Fraser Distribution Centre in Tilbury**



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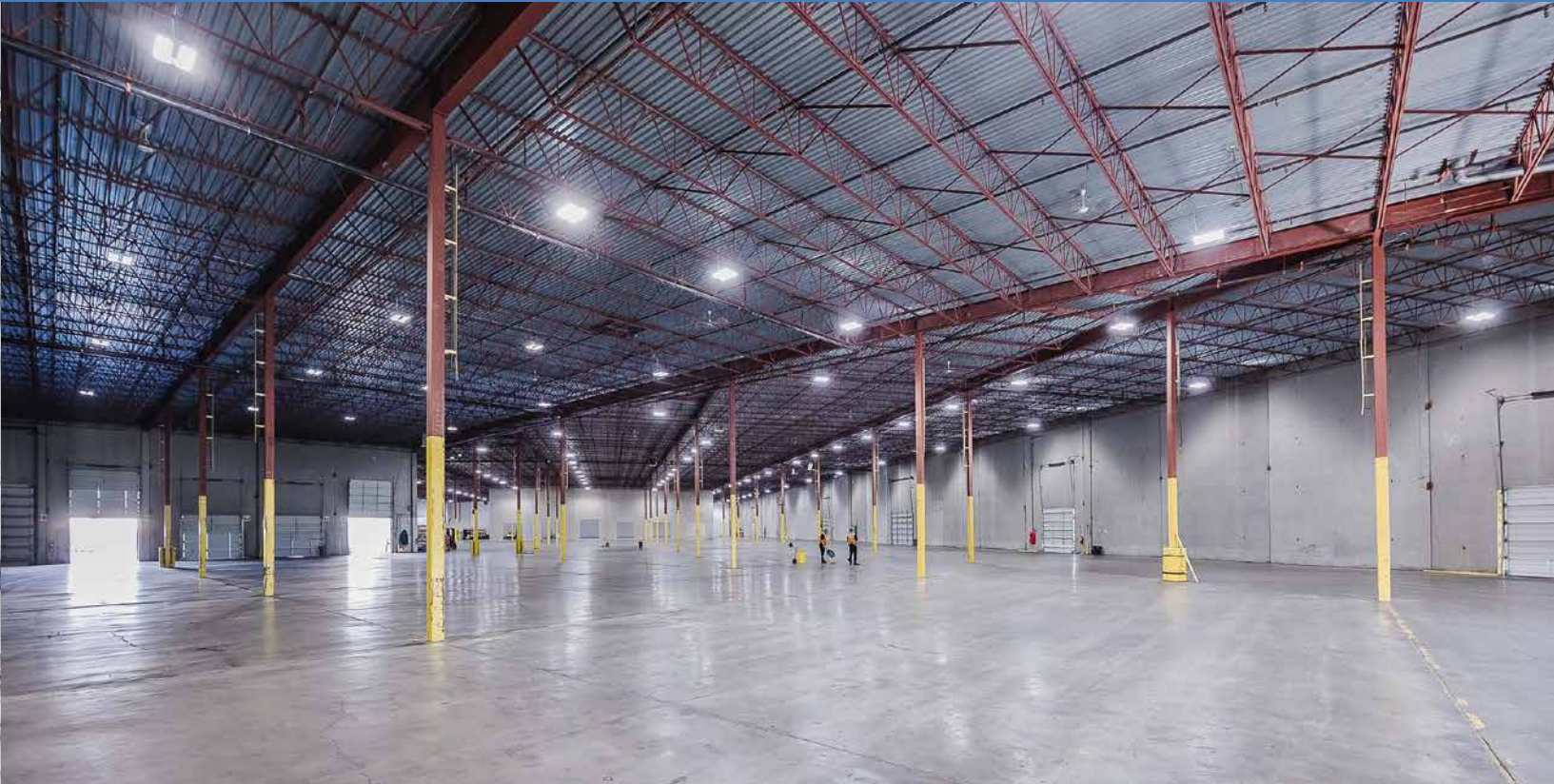
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Opportunity

Tailored for import and export distribution, the property is well-connected to the highway and Port network, facilitating the convenient transport of goods throughout the Lower Mainland.

Property details

Available area:	
Unit 100 Warehouse	115,453 sf
Unit 100 Office	1,556 sf
Unit 200	5,153 sf
Unit 201	6,466 sf
Total	128,628 sf










Asking lease rate: Please contact the listing team

Additional rent: \$4.70 psf

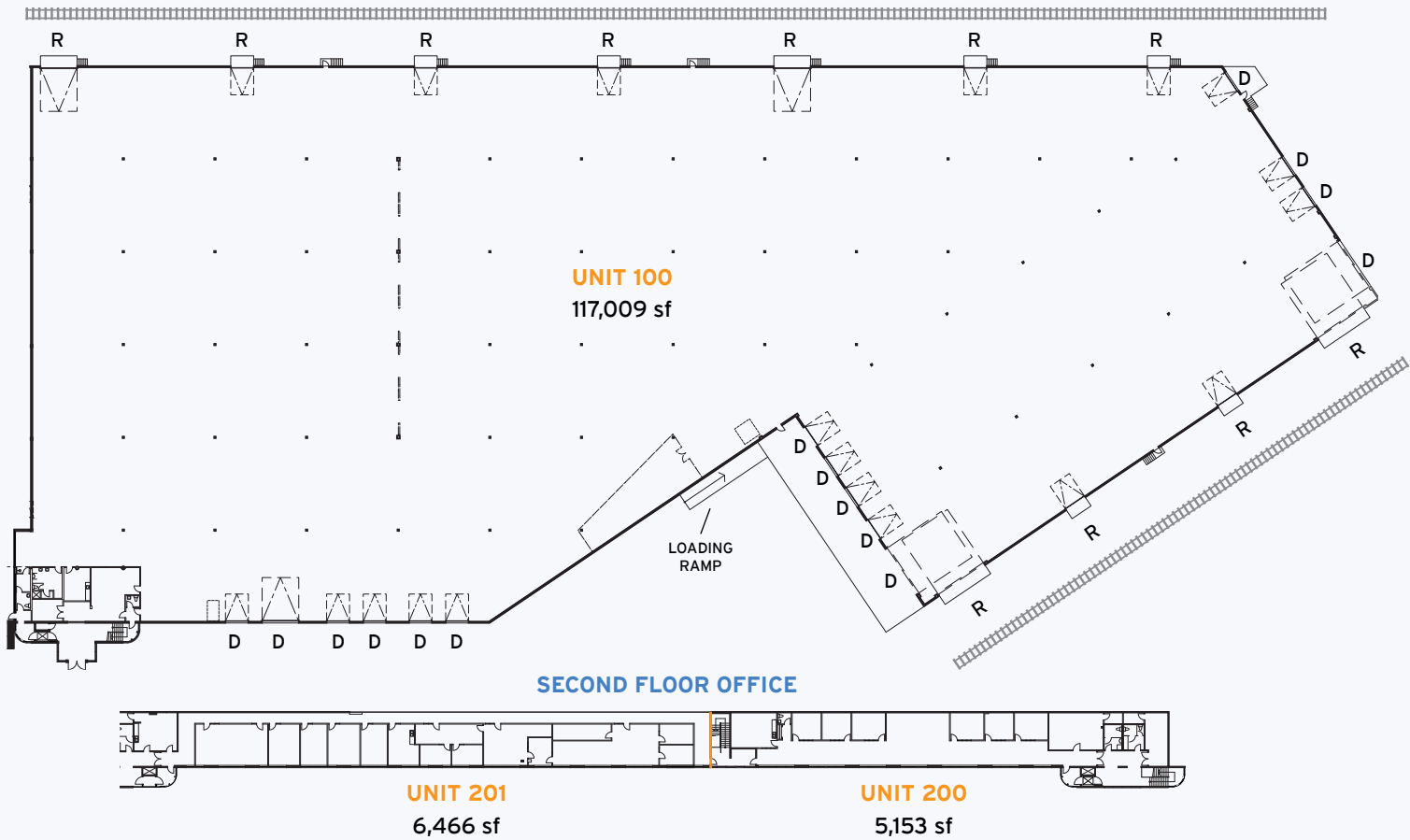
Availability date: November 1, 2023

Zoning: I2 (Medium Impact Industrial Zone) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

Key features

-  28' clear ceiling height
-  Fifteen (15) dock-level loading doors, including three (3) oversized doors
-  Eleven (11) dock-level rail loading doors
-  One (1) grade-loading ramp
-  Rail-serviced facility
-  600 amps, 600 voltage, 3 phase
-  500 lbs psf floor load capacity
-  ESFR sprinkler system
-  LED lighting

Floorplan

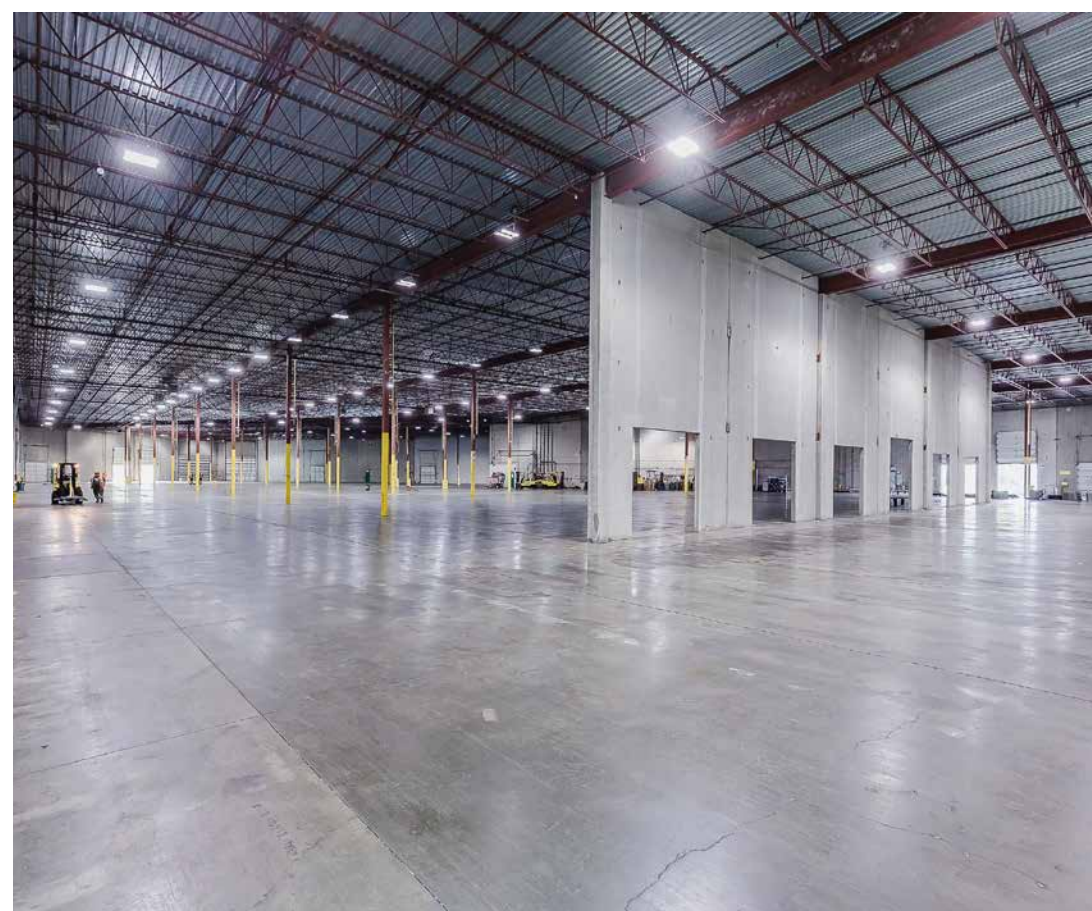
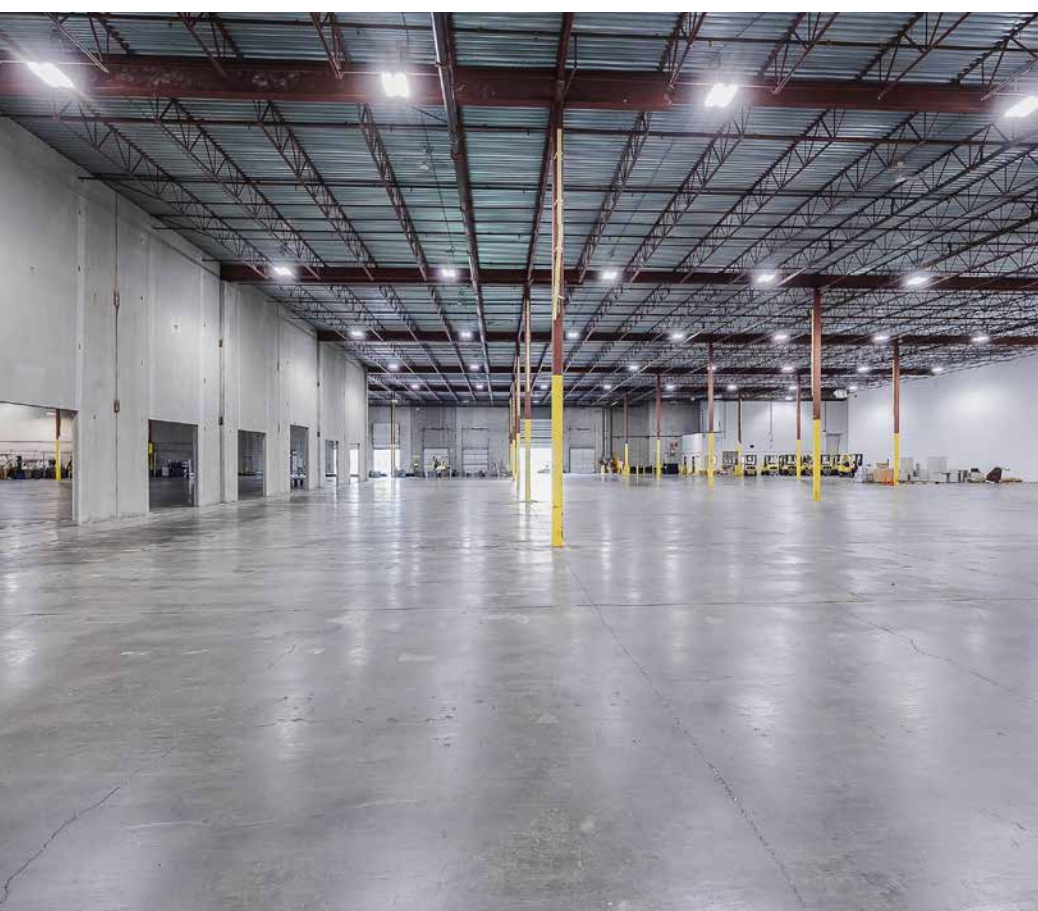




Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to 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.



Location

South Fraser Distribution Centre is located in the Tilbury industrial area of North Delta, one of the most desirable industrial locations in Metro Vancouver. This prime location offers easy access to Highway 17 (South Fraser Perimeter Road), providing direct connections to Highway 99 to the west and Highway 91 to the east.

Tilbury provides an excellent option for businesses seeking reduced transportation costs for container shipments, due to its unparalleled connectivity to important logistics hubs, including Deltaport, the Fraser Surrey Docks and Vancouver International Airport (YVR).



408,685

Population within 10 km
(2022 est)



221,348

Labour Force within 10 km
(2022 est)



13,258

Businesses within 10 km
(2022 est)

Amenities in the area

- Four Winds Brewing Co
- Tilbury Ice (Hockey Arena)
- Subway
- Cascades Casino Delta
- Quiznos
- Delta Hotels by Marriot
- RiverHouse Restaurant & Pub

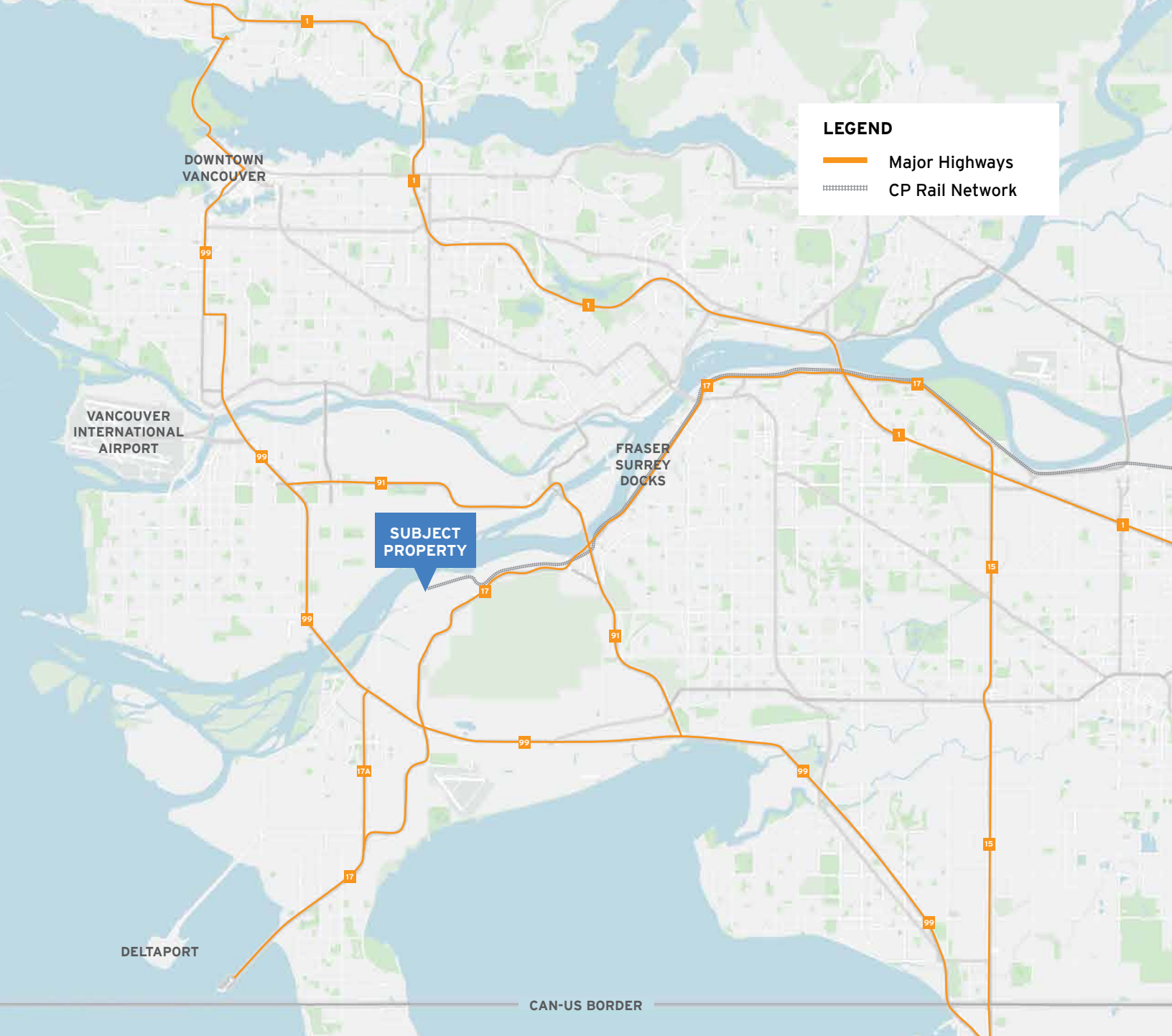
Tenants in the area

- Lululemon
- Seaspan Corporation
- FortisBC
- FedEx
- Amazon
- BMW
- Bunzl
- The Brick
- SCI Logistics
- PPG



Drive times

- 6 MINUTES to Highway 17
- 7 MINUTES to Highway 99
- 11 MINUTES to Highway 91
- 19 MINUTES to Deltaport
- 22 MINUTES to Vancouver International Airport (YVR)
- 26 MINUTES to Fraser Surrey Docks
- 30 MINUTES to Highway 1



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