

# 18111 Blundell Road

Richmond, BC



Up to 411,417 SF Large-Format Distribution Centre with Cross-Dock,  
Secured Yard and Trailer Parking

## For Lease

AVAILABLE IMMEDIATELY



**CBRE**

**AVISON  
YOUNG**



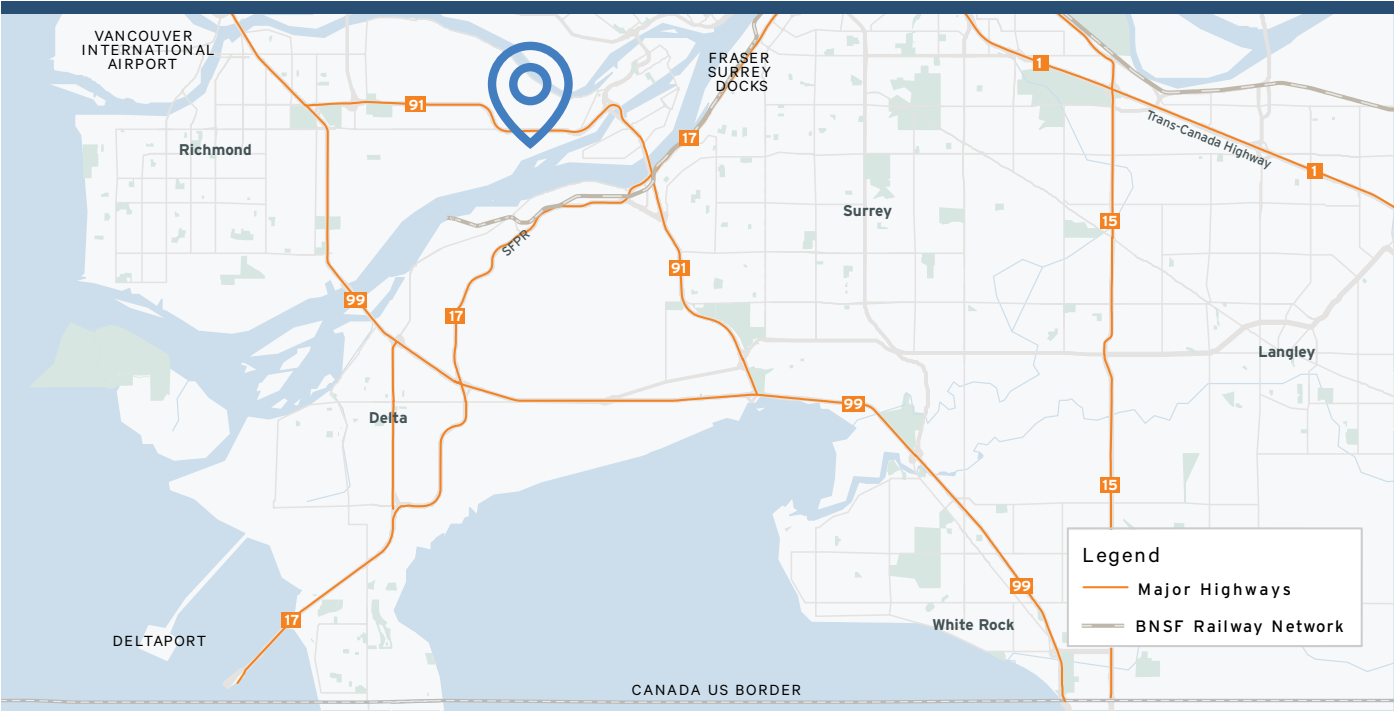


## Opportunity





On behalf of Pure Industrial, Avison Young and CBRE are pleased to present the opportunity to lease a rare large-format distribution centre with a cross-dock wing located within the Port of Vancouver’s Richmond Logistics Hub. Situated at 18111 Blundell Road, this property offers a rare chance to lease up to 411,417 SF of highly desirable dual-load distribution space, along with secured yard area, all set on 26.37 acres in East Richmond.

This state-of-the-art distribution facility is designed with operational efficiencies in mind, offering a modern layout ideal for import and export operations, and is fully customizable to meet your business needs.

Available Area	Available	Zoning	Asking Lease Rate	Additional Rent
Up to 411,417 SF	Immediately	I (Heavy Industrial)	\$23.50 PSF, net	\$4.37 PSF (2025 est. excludes Management Fees)



## Property Highlights

-  Rare large-format cross-dock distribution space in the Richmond Logistics Hub
-  Thirty (30) door cross-dock wing
-  Secured yard with two hundred and fifty six (256) trailer parking positions
-  Dual-load design with one hundred and nineteen (119) dock-level positions



## 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 42+ 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. (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 (based on 2024 revenue). The company has more than 140,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves a diverse range of clients with an integrated suite of services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.



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.





Opportunity

This property presents a rare opportunity to lease the only available distribution centre in the East Richmond area featuring an attached trans-load wing. The fully fenced and secured site enhances security, while the cross-dock configuration and surplus land provide ample space for trailer parking and/or outdoor storage. 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, including those requiring outdoor storage.

Property Details

Available Area:	
Office	7,327 SF
Second Floor Office	6,725 SF
Cross-Dock	16,907 SF
Warehouse	380,458 SF
Total	411,417 SF

**Excess Yard:** large enough to accommodate over 250 trailer parking stalls

**Site Size:** 26.37 acres (1,148,610 SF)












**Asking Lease Rate:** \$23.50 PSF

**Additional Rent:** \$4.37 PSF + Management Fees

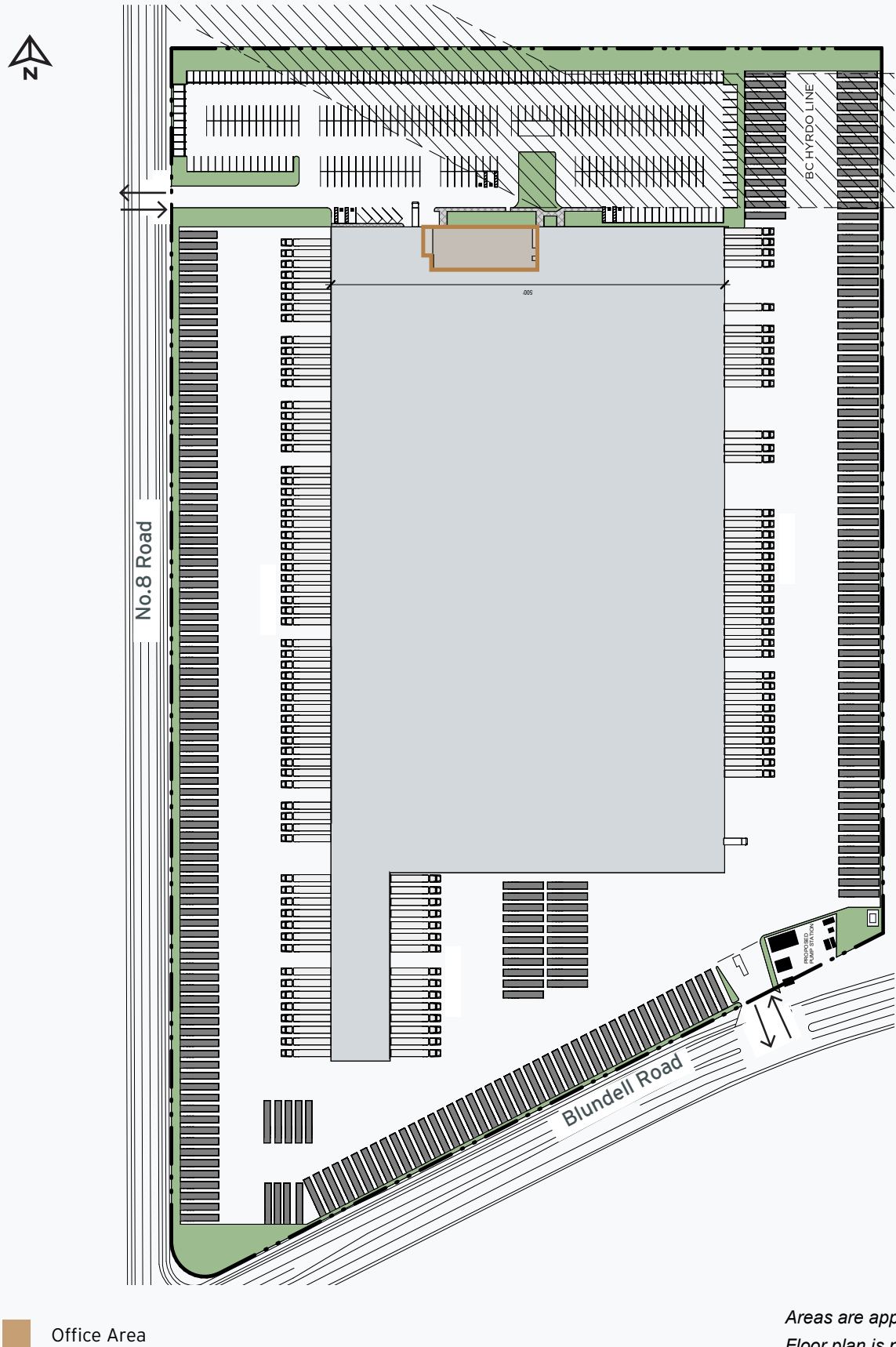
**Availability Date:** Immediately

**Zoning:** Industrial (I) Zone permits a wide range of general and heavy industrial uses, including but not limited to manufacturing, warehousing, distribution and outside storage

Key Features

-  Warehouse: 30’6” clear ceiling height  
Cross-Dock: 24’2” clear ceiling height
-  One hundred and nineteen (119) dock-level loading doors, including thirty (30) cross-dock loading doors
-  Two (2) grade-level loading doors, including one (1) grade-loading ramp
-  50’ deep staging bay adjacent to docks
-  Approximately 50’ x 50’ column spacing
-  600 lbs PSF floor load capacity
-  347/600 volt, 4-wire, 2000-amp, 3-phase electrical service
-  ESFR sprinkler system
-  High-efficiency LED warehouse lighting with motion sensors
-  Three hundred and fifty one (351) stall parking pool
-  Two hundred and fifty six (256) trailer storage stalls

Floor Plan



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





# Location

The property is situated at the corner of Blundell Road and No. 8 Road in the Port of Vancouver’s Richmond Logistics Hub, widely considered Metro Vancouver’s premier industrial hub for import and export distribution.

This exceptional location provides seamless connections to Highway 91, Highway 99 and the South Fraser Perimeter Road (Highway 17), facilitating the seamless transportation of goods throughout Metro Vancouver.

  
**668,023**  
Population within 10 KM  
(2024 Est.)

  
**364,807**  
Labour Force within 10 KM  
(2024 Est.)

  
**19%**  
Of Labour Force in Skilled Trades  
Sector within 10 KM (2024 Est.)

# Tenants In The Area

- 1

CEVA Logistics
- 2

TForce Logistics
- 3

Coca-Cola
- 4

Sleep Country
- 5

Bunzl
- 6

ADESA
- 7

Toyo Tires
- 8

Lafarge
- 9

IKEA
- 10

Amazon
- 11

Nippon Express
- 12

ONUS Global
- 13

Farrow Logistics
- 14

Think Logistics Inc
- 15

Coast 2000
- 16

KTL Transport
- 17

ContainerWorld
- 18

CDS Group of Companies
- 19

Canadian Tire
- 20

WORLD PAC
- 21

Wayfair



## Drive Times

- Highway 91

• 6 min
- Highway 99

• 8 min
- South Fraser Perimeter Road

• 12 min
- Vancouver International Airport (YVR)

• 20 min
- Highway 1

• 22 min
- Deltaport

• 26 min
- Canada / USA Border Crossing

• 30 min

Fraser River



# 18111 Blundell Road

Richmond, BC

---

**Ryan Kerr**

Personal Real Estate Corporation  
Principal  
Avison Young | Industrial Properties  
604 647 5094  
ryan.kerr@avisonyoung.com

**Garth White**

Personal Real Estate Corporation  
Principal, SIOR  
Avison Young | Industrial Properties  
604 757 4960  
garth.white@avisonyoung.com

**Joe Inkster**

Personal Real Estate Corporation  
Executive Vice President  
CBRE Limited | Industrial Properties  
604 662 5134  
joe.inkster@cbre.com

**Joe Lehman**

Personal Real Estate Corporation  
Principal  
Avison Young | Industrial Properties  
604 757 4958  
joe.lehman@avisonyoung.com

**Ron J. Emerson**

Personal Real Estate Corporation  
Vice President, CCIM  
Avison Young | Industrial Properties  
604 260 3997  
ron.emerson@avisonyoung.com

**Hayden Ferrill**

Vice President  
CBRE Limited | Industrial Properties  
778 372 1934  
hayden.ferrill@cbre.com

---



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

© 2025 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").