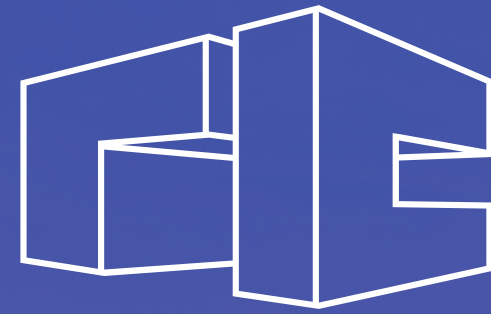




Richmond
Industrial
Centre

New Industrial Land Leasing Opportunities

Up to 48.1 acres available in Metro
Vancouver's premier industrial corridor





OVERVIEW

Rare land lease opportunities with scale are now available at Richmond Industrial Centre, one of Metro Vancouver's most strategically located industrial destinations. **With flexible leasing options ranging from 1 to 48.1 acres**, businesses can secure scalable, operationally ready sites in a highly connected market.

Richmond Industrial Centre is the largest business park campus in Metro Vancouver's history to be developed and retained by a single owner.

Once complete, the master-planned 179-acre industrial estate will comprise approximately 3 million square feet of leasable space, setting a new benchmark for industrial development in the region.

OPPORTUNITY 1

SITE 6

AVAILABLE AREA

Up to 5.07 Acres (221,037 SF)

CONDITION

Graded, gravelled, and secured with perimeter fencing

NET RENT

\$4.00 PSF

PROPERTY TAX

\$0.41 PSF

IMPROVEMENTS

Additional improvements can be provided upon request

AVAILABILITY

30–60 Days

SITE ACCESS

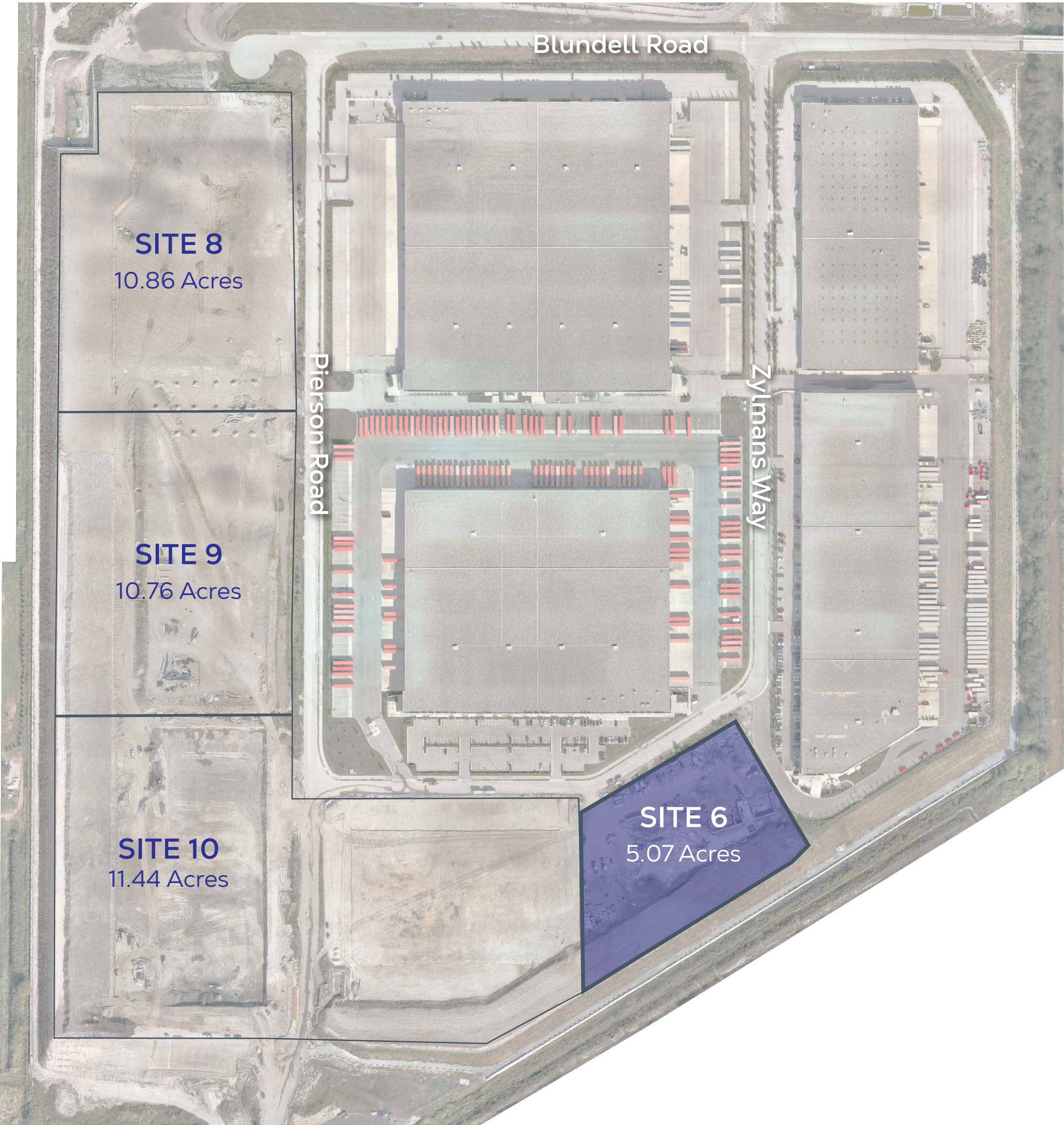
Accessible from Blundell Road to Zylmans Way or Pierson Road

ZONING

Industrial (I) provides for a broad range of general and heavy industrial uses such as outdoor storage, commercial and recreational vehicle parking and storage, and fleet service

LEASE TERM

By Proposal



OPPORTUNITY 2

SITE 11

AVAILABLE AREA

Site 11A – 9 Acres (392,040 SF)
Site 11B – 1 Acre (43,560 SF)
Customized availability from 1 (43,560 SF) to 10 Acres (435,600 SF)

CONDITION

Graded compact sand

IMPROVEMENTS

Additional improvements can be provided upon request

NET RENT

\$4.00 PSF

PROPERTY TAX

\$0.67 PSF

AVAILABILITY

Immediate

SITE ACCESS

Accessible from No. 6 Road to Williams Road

ZONING

Industrial (I) provides for a broad range of general and heavy industrial uses such as outdoor storage, commercial and recreational vehicle parking and storage, and fleet service

LEASE TERM

By Proposal



OPPORTUNITY 3

SITE 8 & SITE 9

AVAILABLE AREA

Site 8 - 10.86 Acres (473,061 SF)
Site 9 - 10.76 Acres (468,531 SF)
*Customized availability from 3 to 21.62 Acres

CONDITION

Graded, gravelled, and secured with perimeter fencing

NET RENT

\$4.00 PSF

PROPERTY TAX

\$0.41 PSF

IMPROVEMENTS

Additional improvements can be provided upon request

AVAILABILITY

60–90 Days

SITE ACCESS

Accessible from Blundell Road to Pierson Road

ZONING

Industrial (I) provides for a broad range of general and heavy industrial uses such as outdoor storage, commercial and recreational vehicle parking and storage, and fleet service

LEASE TERM

By Proposal



OPPORTUNITY 4

SITE 10

AVAILABLE AREA

Customized availability from 3 (130,680 SF) to 11.44 Acres (498,326 SF)

CONDITION

Graded, gravelled, and secured with perimeter fencing

NET RENT

\$4.00 PSF

PROPERTY TAX

\$0.41 PSF

IMPROVEMENTS

Additional improvements can be provided upon request

AVAILABILITY

TBD

SITE ACCESS

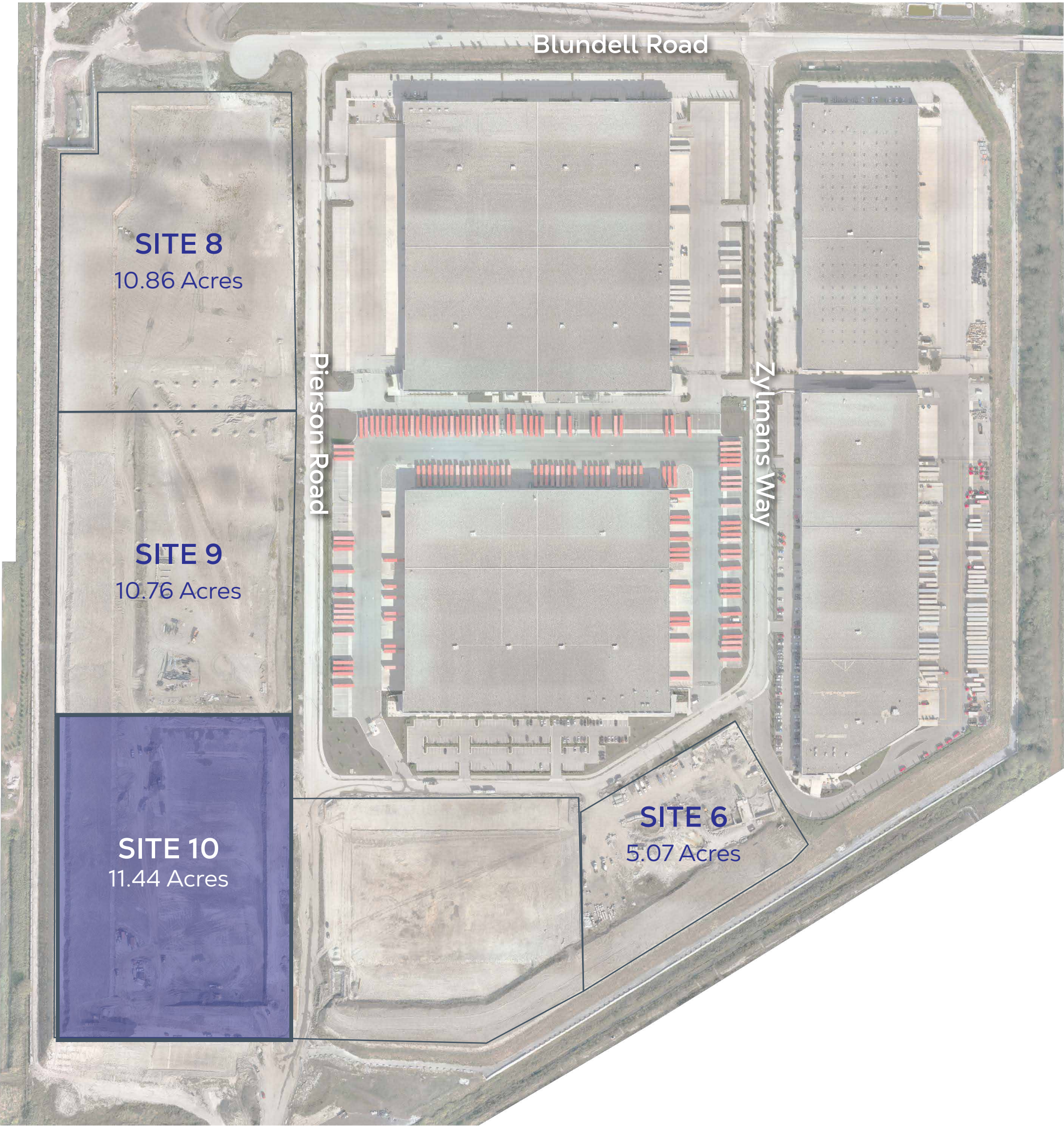
Accessible from Blundell Road to Zylmans Way or Pierson Road

ZONING

Industrial (I) provides for a broad range of general and heavy industrial uses such as outdoor storage, commercial and recreational vehicle parking and storage, and fleet service

LEASE TERM

By Proposal

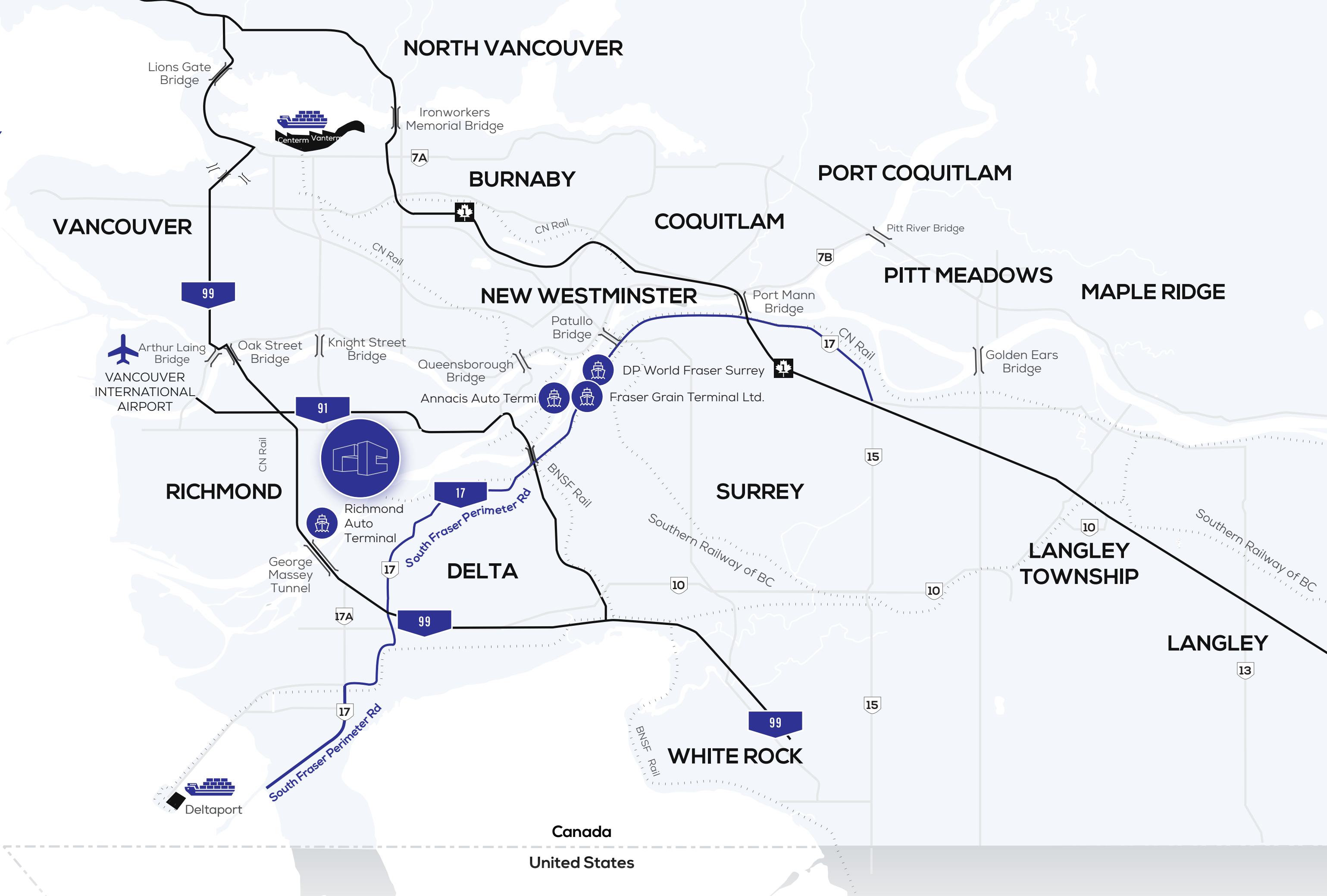


CENTER OF CONNECTIVITY

Strategically positioned within Metro Vancouver’s industrial corridor, Richmond Industrial Centre offers direct connectivity to Highways 99, 91, and 17. Its central location provides efficient access to Vancouver International Airport, major port facilities, regional distribution centres, and key Canada–U.S. trade corridors, making it an ideal hub for business operations and regional logistics networks.



Bus route #418 now connects Richmond Industrial Centre with the 22nd Street SkyTrain Station operating every 30 minutes.



HIGHWAYS

Highway 91 East/West Connector	4 min/ 3 km
Highway 17 South Fraser Perimeter Road	12 min/ 11 km
Highway 1 Trans-Canada Highway	28 min/ 26 km

AIRPORTS

Vancouver International Airport	16 min/ 18 km
Vanterm/Centerm Terminals	26 min/ 19 km
Deltaport	29 min/ 29 km
Fraser Surrey Docks	22 min/ 21 km

CONTAINER PORTS

INTERMODAL YARDS

CN Intermodal Terminal	27 min/ 33 km
CP Intermodal Terminal	32 min/ 32 km

US BORDER CROSSING

Peace Arch Canada - U.S. Border	27 min/ 35 km
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**Richmond
Industrial
Centre**

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