

UNIT 130

18279 Blundell Road

Richmond, BC

66,000 SF DOCK LOADING WAREHOUSE WITH TRAILER PARKING



Contact

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The Opportunity

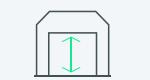
CBRE is pleased to present the opportunity to sublease Unit 130, a 60,000 square foot warehouse with a 6,000 square foot office space located at 18279 Blundell Road, Richmond (the "Property"). Equipped with 10 dock loading doors with electric dock levelers, and 1 grade loading door with ramp, and up to 18 parking stalls for trailer storage, secured with an 8-foot security fence around the back perimeter.

The Property is professionally managed and includes with a new HVAC system installed in early 2025, bright motion-sensor lighting, 26' clear height, and 500 pounds per square foot floor load capacity. The Property is move-in ready, with existing racking available, and ample on-site vehicle parking, and fully demised with only one additional tenant in the eastern half of the building. Existing I (Industrial) zoning allows a wide variety of use including heavy industrial and outdoor storage, making it an ideal for tenants in third party logistics, warehousing, and import distribution operations.

Located in Kingswood Industrial Park, the property is ideally situated less than 5 minutes from the Nelson Road interchange to Highway 91, providing seamless connections across Metro Vancouver and the Lower Mainland. The property is located in the Fraserwood Industrial area in Richmond, BC along the Fraser River, which boasts prominent tenants including IKEA, Amazon, Coca Cola, Lafarge, and more.



Features



26' Clear
Ceiling Height



10 Dock
Loading Doors



1 Grade
Loading Door



35' X 50'
Column Span



500 lbs / sq. ft.
Floor Load Capacity



8' Security Fence



LED Lighting
Motion-Sensor



600 V / 400A



HVAC
Installed 2025



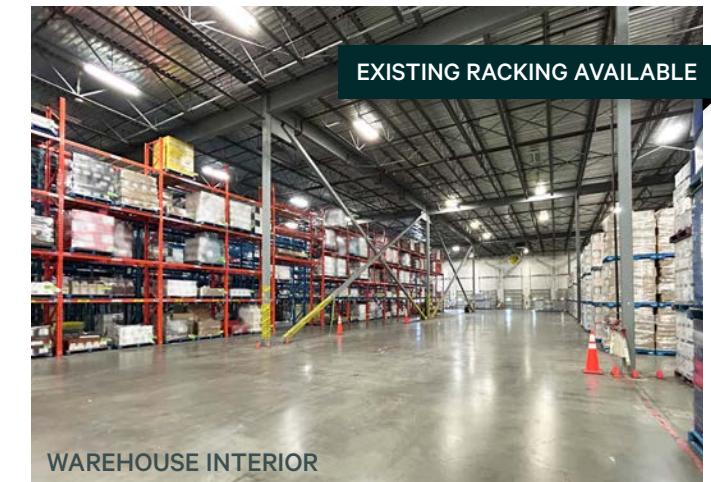
Built 2006
Renovated 2025



47 Vehicle
Parking Stalls



18 Trailer
Parking Stalls



For Sublease

Property Details

ZONING

I (Industrial) allows a broad range of general and heavy industrial uses including:

- + warehousing, distribution, manufacturing
- + vehicle repair & parking, fleet services
- + outdoor storage, bulk fuel depot, indoor recreation

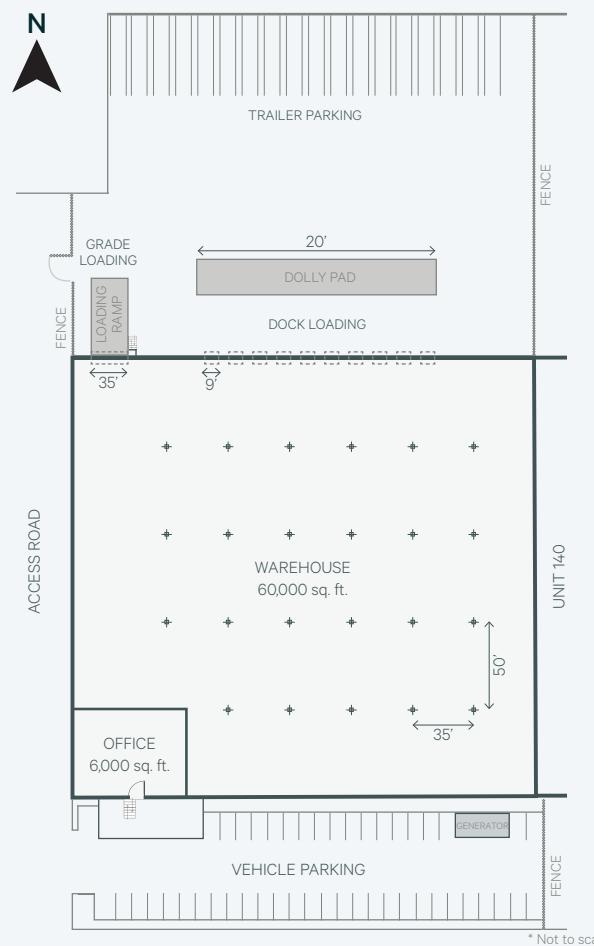
SUBLEASE TERM

Expiry October 31, 2027

AVAILABLE

Immediately

Site Plan



Net Rent
\$21.50 PSF

Additional Rent
\$6.38 PSF

UNIT 130

18279 Blundell Road

Richmond, BC



DRIVE TIMES



40 MINS to Vancouver
30 MINS to Burnaby

15 MINS to YVR Airport
30 MINS to USA Border

35 MINS to Deltaport
40 MINS to VANTERM/CENTERM

FOR MORE INFORMATION, PLEASE CONTACT:

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