

UNIT 130

18279 Blundell Road

Richmond, BC

66,000 SF DOCK LOADING WAREHOUSE WITH TRAILER PARKING



Contact

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Unit 130 - 18279 Blundell Road
Richmond, BC

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 is well-maintained, 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

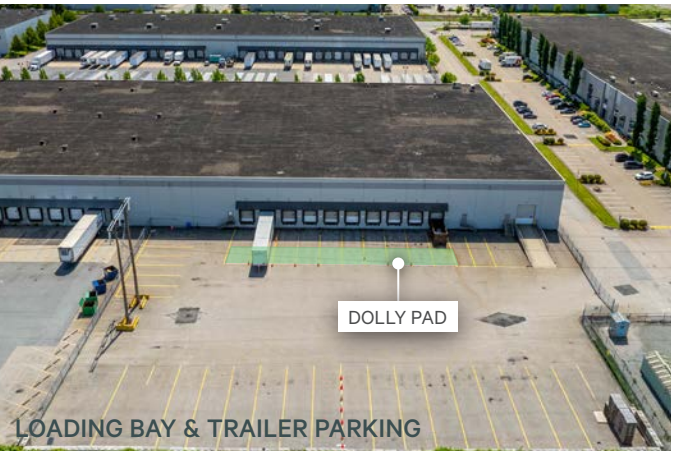
600 V / 400A

HVAC Installed 2025

Built 2006 Renovated 2025

47 Vehicle Parking Stalls

18 Trailer parking stalls



For Sublease

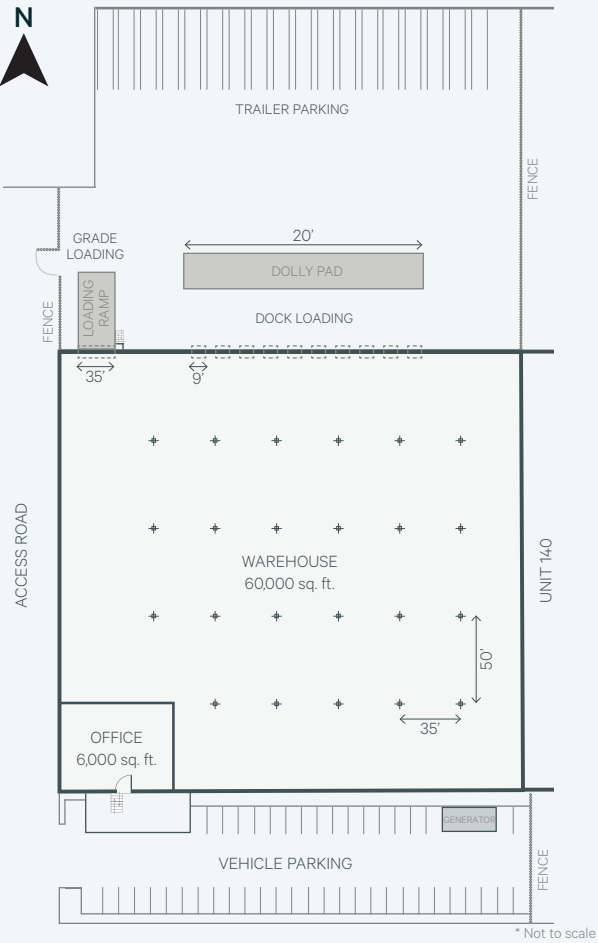
Property Details

- 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



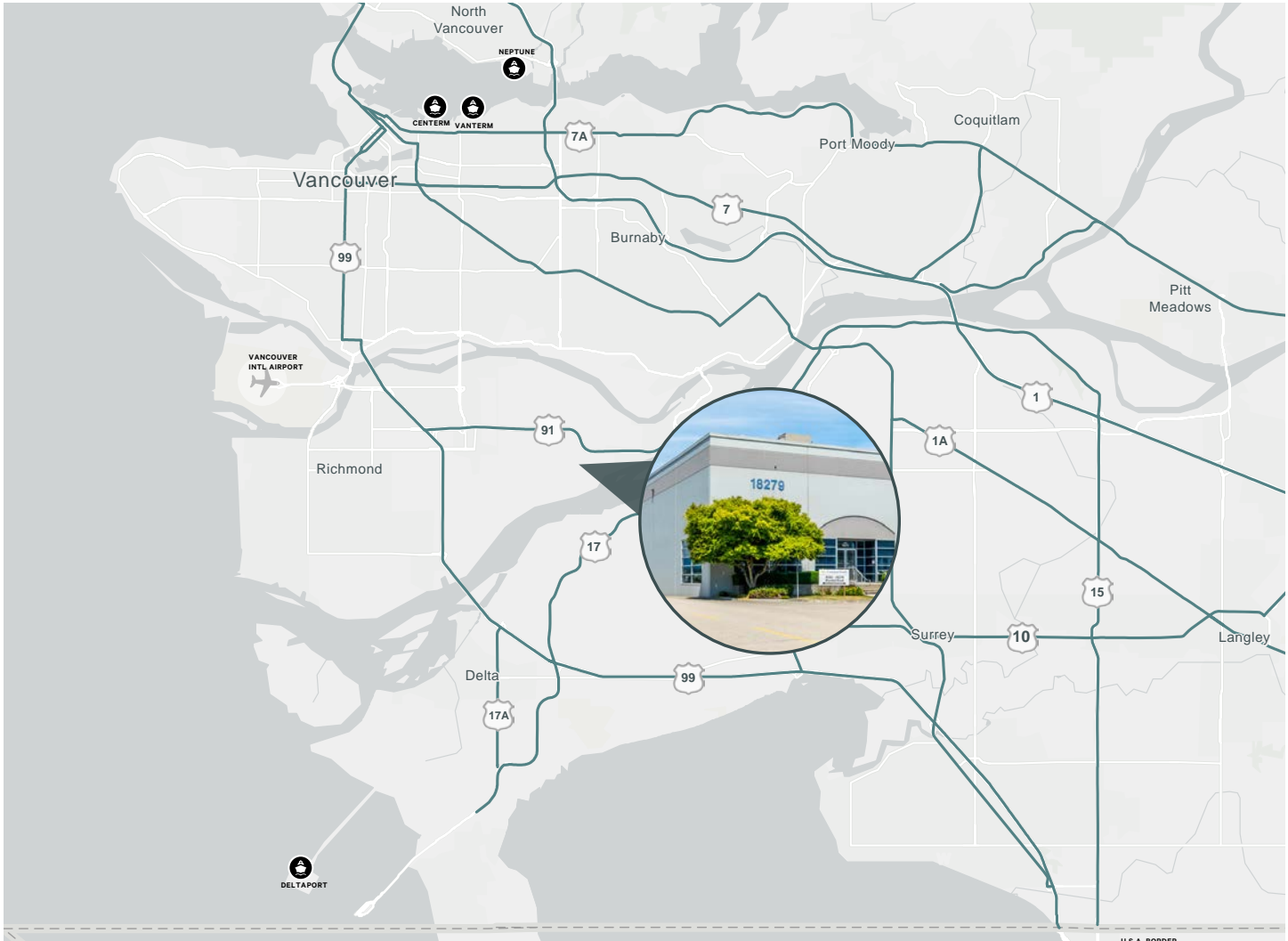
Net Rent
\$21.50 PSF

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

cbre.ca/properties

FOR MORE INFORMATION, PLEASE CONTACT:

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