

Asking \$18.50 PSF, Net

South Fraser Distribution Centre

7530 Hopcott Road

Unit 100

Delta, BC



128,628 SF of Large-Format, Rail-Serviced Distribution Space in Tilbury

For Lease

AVAILABLE NOVEMBER 1, 2026

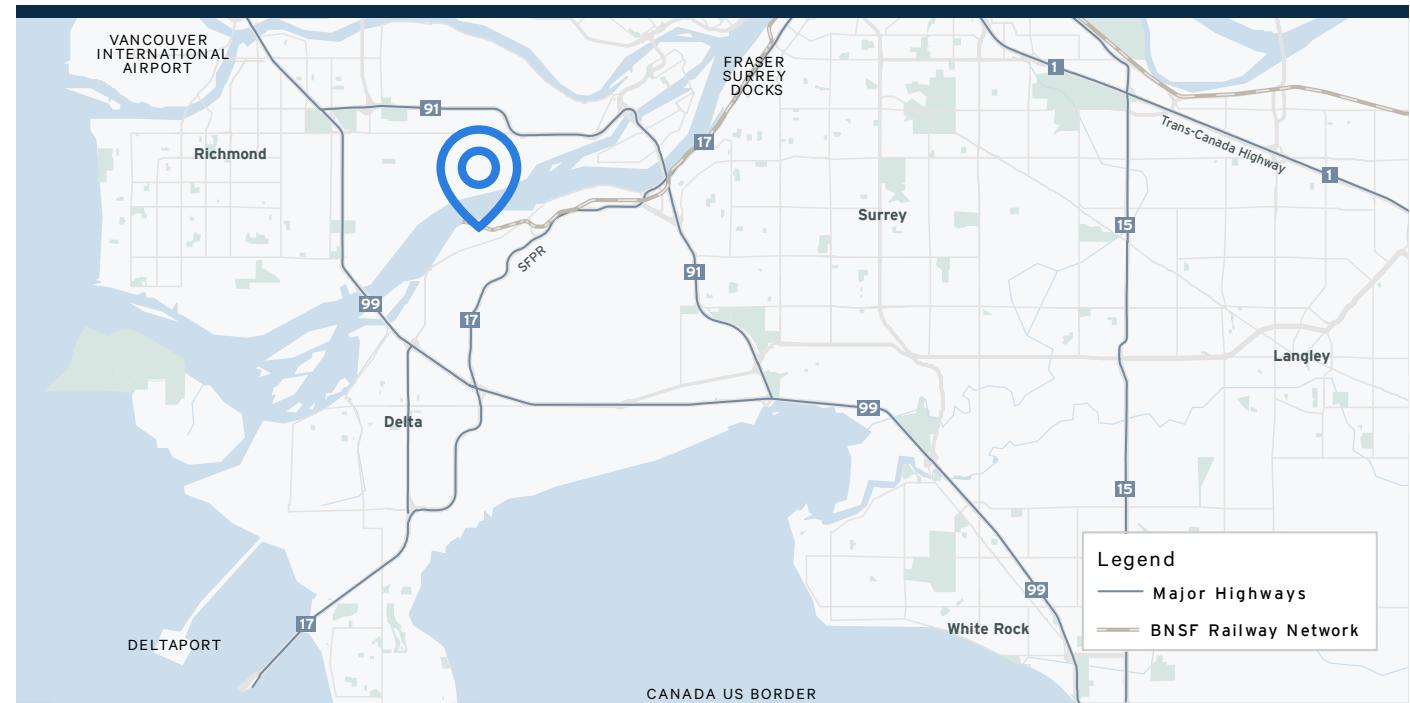


Opportunity

On behalf of Pure Industrial, CBRE & Avison Young are pleased to offer the opportunity to lease large-format distribution space within Delta's South Fraser Distribution Centre. South Fraser Distribution Centre is composed of three multi-tenant distribution buildings on 27.25 acres, situated within one of Metro Vancouver's most sought-after industrial hubs of Tilbury.

The current offering at South Fraser Distribution Centre features a 128,628 SF rail-serviced unit, ideally located close to Deltaport and well-connected to port terminals across Metro Vancouver and major thoroughfares offering convenient transportation across the Lower Mainland.

Available Area	Available	Zoning	Asking Lease Rate	Additional Rent
128,628 SF	November 1, 2026	I-2 (Medium Impact)	\$18.50 PSF	\$4.87 PSF (2026 est. excludes Management Fees)



Property Highlights

- Rare large-format, rail-serviced distribution space in the Tilbury Industrial Area
- Offering rail-service tailored for import and export distribution users
- Unit with over 100,000 SF of warehouse area
- Exceptional access to port network and major thoroughfares across Metro Vancouver



The Team

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.



We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



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

Unit 100 at 7530 Hopcott Road offers 128,628 SF of rail-serviced warehouse space. Tailored for import and export, the property is well-connected to the highway and Port network, facilitating the convenient transport of goods throughout Metro Vancouver.

Property Details

Available Area:

Lobby	196 SF
Office	12,979 SF
Warehouse	115,453 SF
Total	128,628 SF

Asking Lease Rate: \$18.50 PSF

Additional Rent: \$4.87 PSF (2026 est.)

Availability Date: November 1, 2026

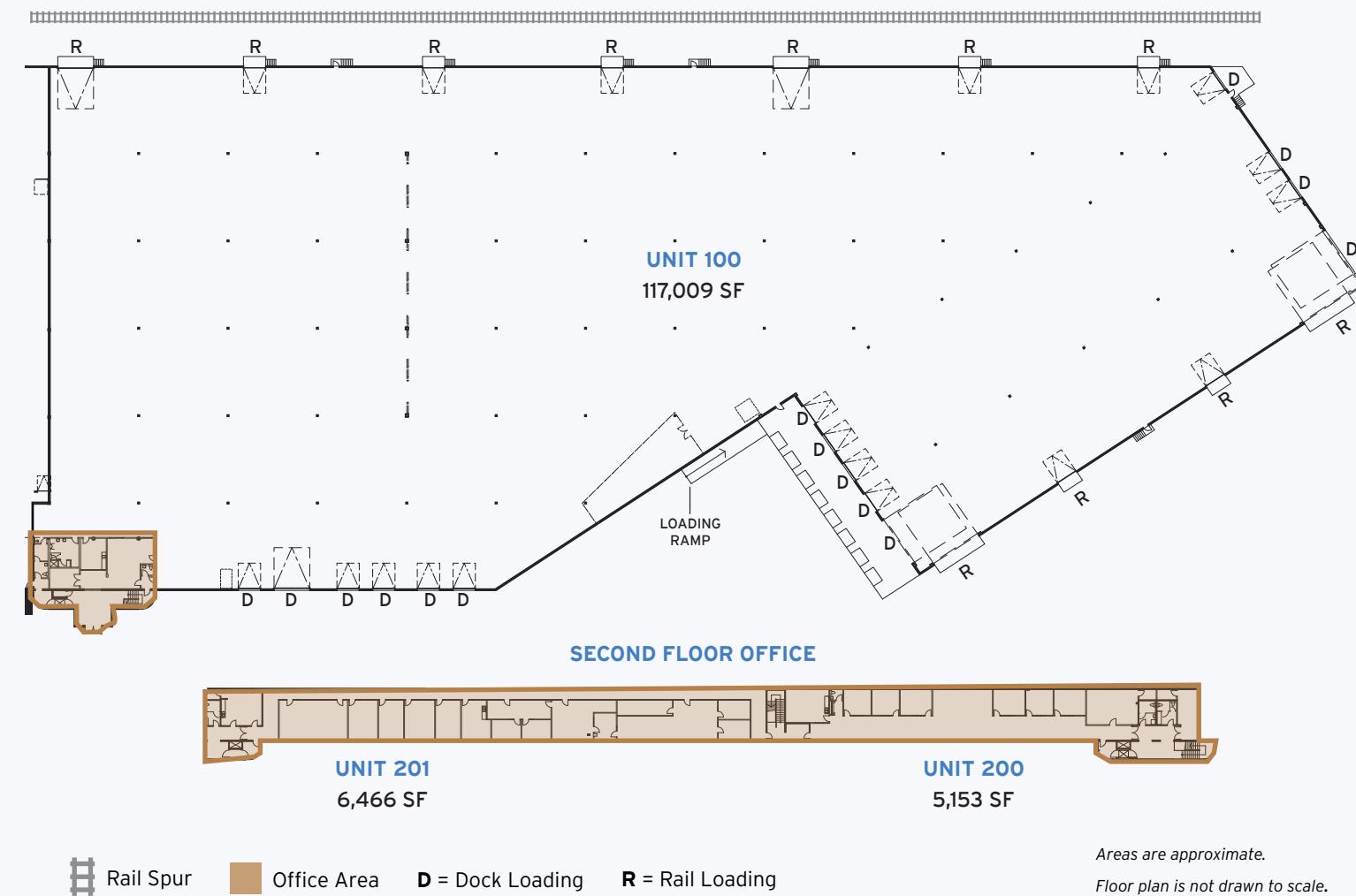
Zoning: I2 (Medium Impact Industrial Zone) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

*Cooperating brokers protected for full market fee

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
- Up to 40'1" by 54'2" column spacing
- Rail-serviced facility
- 600 amps, 600 voltage, 3 phase electrical service
- ESFR sprinkler system
- LED lighting
- Ample parking

Floor Plan



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).



460,878

Population within 10 KM
(2025 Est.)



262,046

Labour Force within 10 KM
(2025 Est.)



25%

of Labour Force in Skilled Trades
Sector within 10 KM
(2025 Est.)



South Fraser Distribution Centre

7530 Hopcott Road

Unit 100

Delta, BC

Contact Us

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