



RIVERROAD

DISTRIBUTION CENTRE

Brand New Tier-1 Distribution & Fulfillment Centre

8576 River Road | Delta, B.C.

FOR LEASE

up to 373,000 Square Feet



Welcome to River Road Distribution Centre

Delta's newest market-leading distribution hub in a prime logistics location.

River Road Distribution Centre is Delta's newest and most efficient distribution and fulfillment centre that can accommodate tenancies up to 373,000 square feet. Its market-leading design includes 36' clear ceilings, a 62'6" speed bay, 57' bay widths, a secured 185' loading court with a separate drive-aisle/staging line, one dock per 5,000 square feet of warehouse and 1.1 trailer parking stalls per dock door.

River Road Distribution Centre is located in Tilbury, a highly coveted logistics hub, with quick access and prominent exposure to Highway 17.

Delivering on Market Demand



▲12.9%

forecasted increase in
Canada's shipping
volumes per year

9.3%
ANNUAL GROWTH

Port of Vancouver
container volumes
between 1990 and 2019

485k



number of TEUs estimated
to leave Port of Vancouver
by truck annually



container volumes
moving through Port
of Vancouver will
double by 2030

50%

increase in Port of Vancouver
container capacity from Roberts
Bank Terminal 2 expansion

2.5x

increase in
e-commerce uptake in
Canada from 2014-2019

\$1/\$3

of Canada's trade outside of
North America flows through
the Port of Vancouver

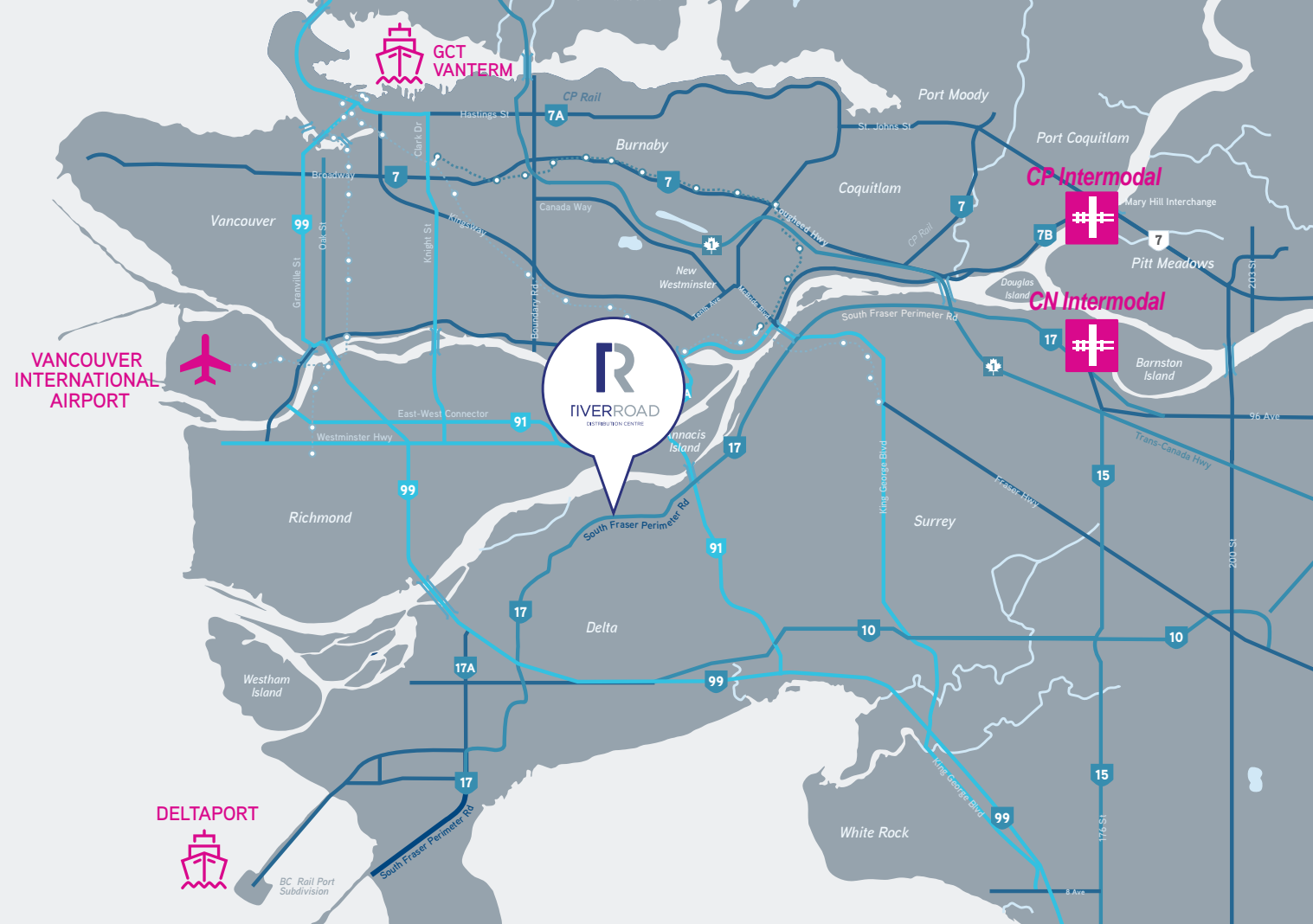
16.9%

forecasted increase
in Canadian retail
e-commerce sales
per year

Proximity is Key

Unparalleled highway, airport, container port and intermodal connectivity.

River Road Distribution Centre is ideally located in the Tilbury area of Delta with optimal access to Highway 17 (the South Fraser Perimeter Road). Highway 17 connects to Deltaport and Highway 99 to the southwest as well as Highway 91 and the Trans-Canada Highway to the east. River Road Distribution Centre provides a highly sought-after location for businesses seeking reduced transportation costs for container shipments. Local distributors can access all areas of Metro Vancouver with excellent highway connectivity.



2 minute drive
to Highway 17



4 minute drive
to Highway 91



10 minute drive
to Highway 99



18 minute drive
to Deltaport



20 minute drive
to CN Intermodal



20 minute drive to Vancouver
International Airport



25 minute drive
to U.S. Border



28 minute drive to
Downtown Vancouver

DELTAPORT

RICHMOND
LOGISTICS HUB

80TH STREET INTERCHANGE

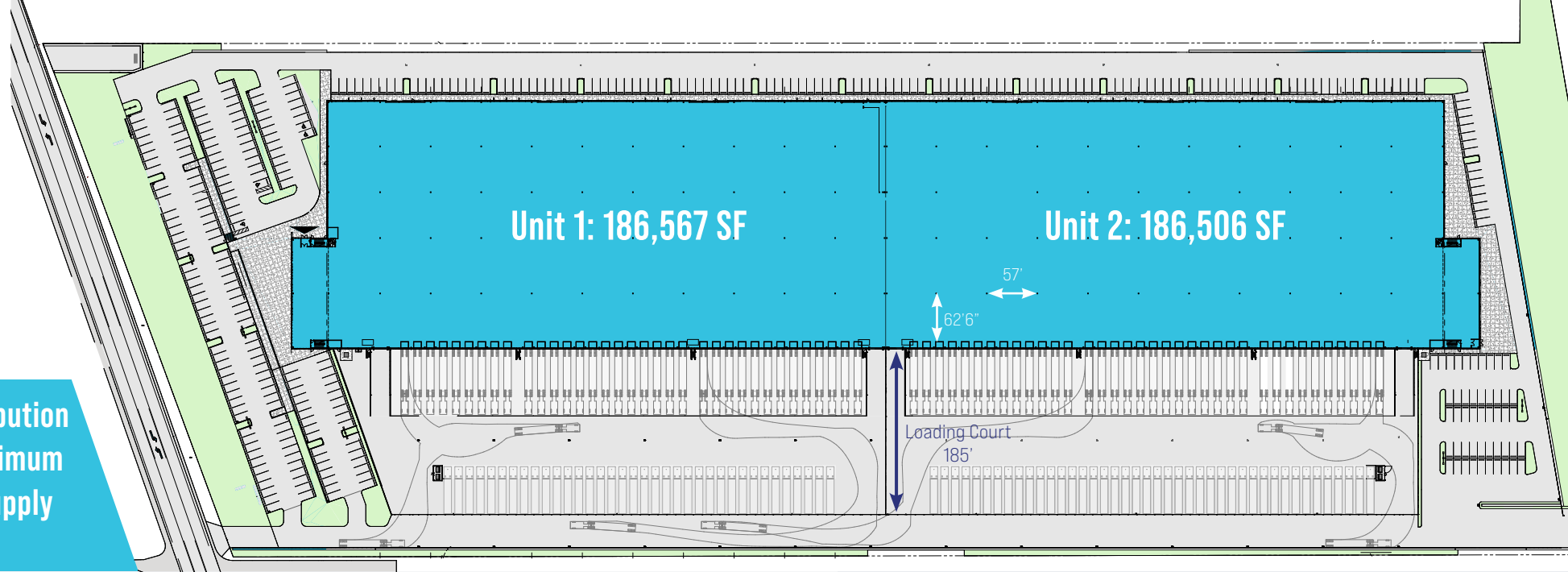


HIGHWAY 17

RIVER ROAD

Built for Efficiency

This market-leading, tier-1 distribution centre is designed to provide optimum operating efficiencies for your supply chain.



Building Areas:

Unit 1 (North End)		Unit 2 (South End)	
Ground Floor Office	5,167 SF	Ground Floor Office	5,167 SF
Second Floor Office	5,167 SF	Second Floor Office	5,111 SF
Warehouse	176,233 SF	Warehouse	176,228 SF
Total	186,567 SF	Total	186,506 SF
Total Building Area		373,073 SF	

Rent and Delivery Information:

Building Delivery	Q1 2022
Basic Rent	Please contact listing agents
Additional Rent	Estimated at \$3.05 per square foot for 2022

State-of-the-Art Features



Building Height:

36' clear ceiling height



Loading:

71 - 8'6" x 10' dock loading doors with
30,000 lb hydraulic levelers

4 - 12' x 14' drive-in loading doors equipped
with electric lifts

Weather seals on each loading door

78 secured trailer parking stalls

185' loading court

55' deep reinforced concrete apron



Electrical:

1,600 amp, 347/600 volt,
3 phase power per unit



Floor Load:

750 lb PSF live floor load
18,000 lb PSF point load



Zoning:

I2 - medium impact industrial zone
permitting a full range of industrial uses
including but not limited to manufacturing,
warehousing, wholesaling, distribution,
assembly, processing, ancillary office,
and limited retail uses.



Efficiencies:

62'6" speed bay

57' wide x 52' deep column grid

Insulated concrete tilt panels

Extensive energy efficient glazing

ASHRAE compliant wall and roof
insulation

ESFR sprinkler system

Energy efficient LED lighting with
motion sensors

Project Team

Wesgroup Properties

Wesgroup is one of Western Canada's largest private real estate organizations with an extensive portfolio in both residential and commercial real estate. We are proud to own, develop, manage and lease over 80 commercial and mixed-use properties totalling over 3 million square feet within the Lower Mainland. Our company's principals and cohesive team approach ensure we provide comprehensive landlord services to all our tenants and their businesses.

wesgroup.ca

Colliers International

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 67 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors. For more than 25 years, our experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.0 billion (\$3.3 billion including affiliates) and \$40 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

collierscanada.com



RIVERROAD
DISTRIBUTION CENTRE

Tier-1 Distribution & Fulfillment Centre

8576 River Road | Delta, B.C.

RiverRoadDC.com



WESGROUP

Darren Cannon

Executive Vice President

Personal Real Estate Corporation

+1 604 671 2637

Darren.Cannon@colliers.com

Andrew Lord

Senior Vice President

Personal Real Estate Corporation

+1 604 377 7949

Andrew.Lord@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Inc. PO12515