

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. Equipped with 10 dock loading doors, and 1 grade loading door with ramp, and up to 18 parking stalls for trailer storage, secured with an 8 foot security fence across the back of the building.

The Property is professionally managed and well maintained, with a new HVAC system installed in early 2025, and bright lighting throughout the warehouse, with 26 foot clear height and up to 500 pounds per square foot in floor load capacity.

Currently vacant and move-in ready with ample on-site vehicle parking, and fully demised with only one additional tenant in the eastern half of the building. Flexible 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 |
347/600 V / 200A 3-Phase Power |
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

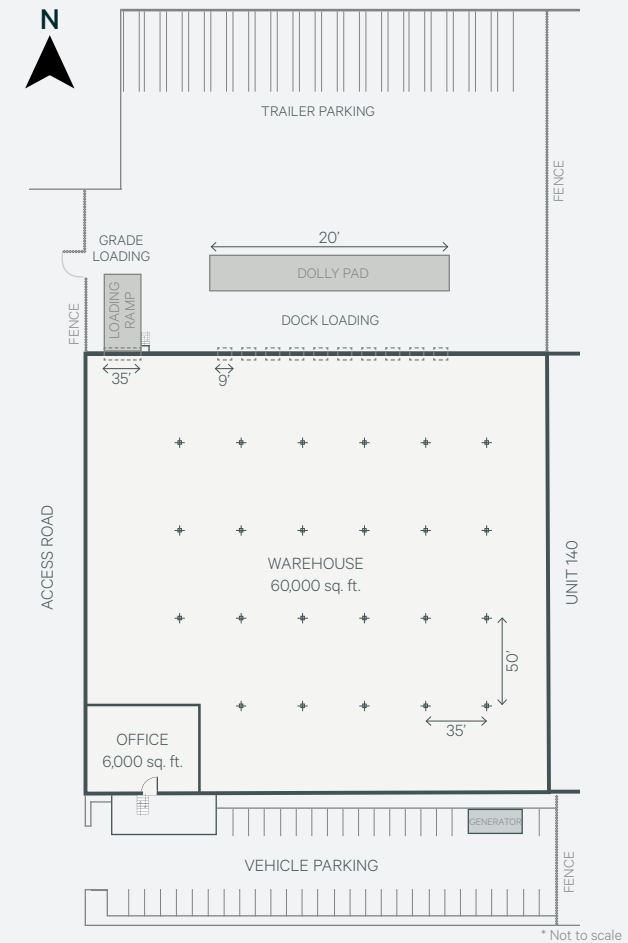
SUBLEASE TERM

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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