



14.85-Acre Industrial Opportunity in Richmond

12591 & 12631 Vulcan Way, Richmond, BC



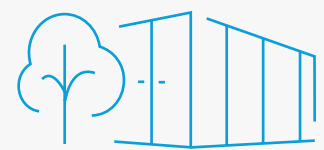
Opportunity Overview

Colliers is pleased to offer a rare opportunity to acquire a 14.85-acre* industrial redevelopment property in Richmond, BC. The location is proven to be the epicenter for local and corporate businesses given its close proximity to dense urban centres and convenient access to major transportation routes.

Salient Facts

Civic Address	12591 & 12631 Vulcan Way, Richmond, BC	Current Zoning	IL – Light Industrial
PID	012-423-955, 003-889-360	OCP	Bridgeport – Industrial North-East
Site Size	North Portion: 0.38 acres South Portion: 14.47 acres Total: 14.85 acres*	Current Improvements	Warehouse and Distribution (Cathay Importers), circa 1973
Gross Building Area	12591 Vulcan Way (office): 11,348 SF 12631 Vulcan Way (warehouse): 107,240 SF Total: 118,588 SF	Taxes (2023)	\$652,502.70

Property Highlights



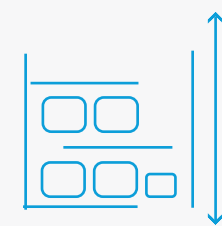
Rare large-scale industrial site with redevelopment potential



Excellent access to highways and major roads



North Richmond location



Warehouse features 26' clear ceiling height and 4 loading bays



*Approximate site size based on land survey conducted in July 2003

Investment Highlights



14.85-acre* site with two buildings comprising of 118,588 SF



Opportunity for phased development while maintaining stable cash flow with strong rent growth potential



Prominent location within Metro Vancouver's most desirable industrial hub

*Approximate site size

Land Use

Current Zoning: IL – Light Industrial

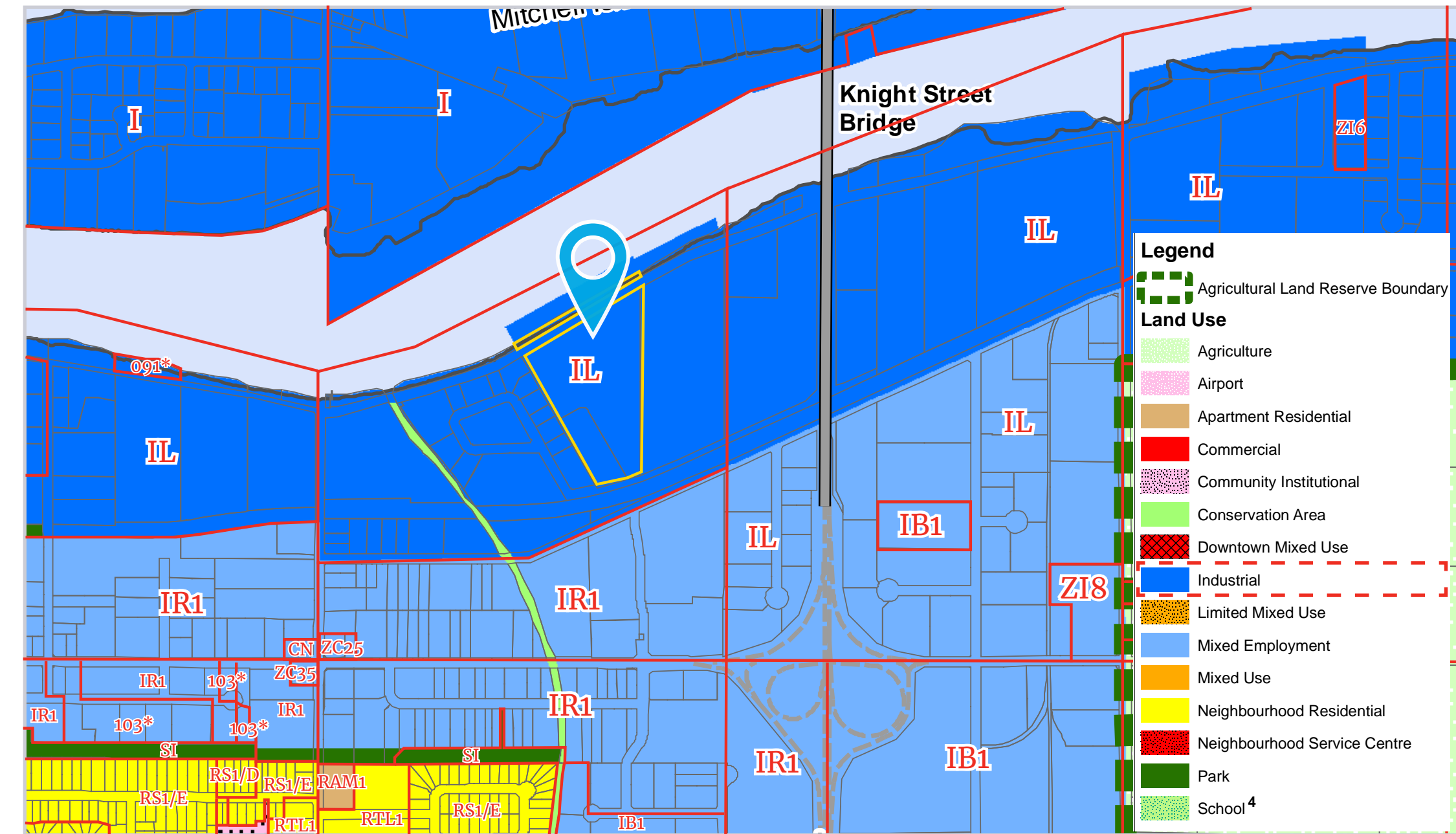
Permitted Uses: General industrial, manufacturing, warehouse, commercial storage, animal shelter, contractor service, fleet service, indoor recreation, and ancillary office space that supports industrial activities. Additional uses may be permitted as per the Industrial Lands Intensification ("ILII") introduced in December 2022.

Permitted Density: 1.0 FAR, with exceptions up to 1.5 FAR permitted as per the ILII. IB1 zoning allows for a maximum lot coverage of 75%.

Permitted Height: maximum height of 16.0 m (additional building height may be permitted through the development permit or development variance permit process to a maximum height for buildings of 35.0 m)

Set Back: 15 meter setback/no disturbance area on the north side of the subject site due to a riparian management. The setback will be from the water line of the Fraser River to the north of the property.

OCP: Bridgeport – Industrial North-East (consistent with current zoning parameters)



Metro 2050 – Regional Growth Strategy

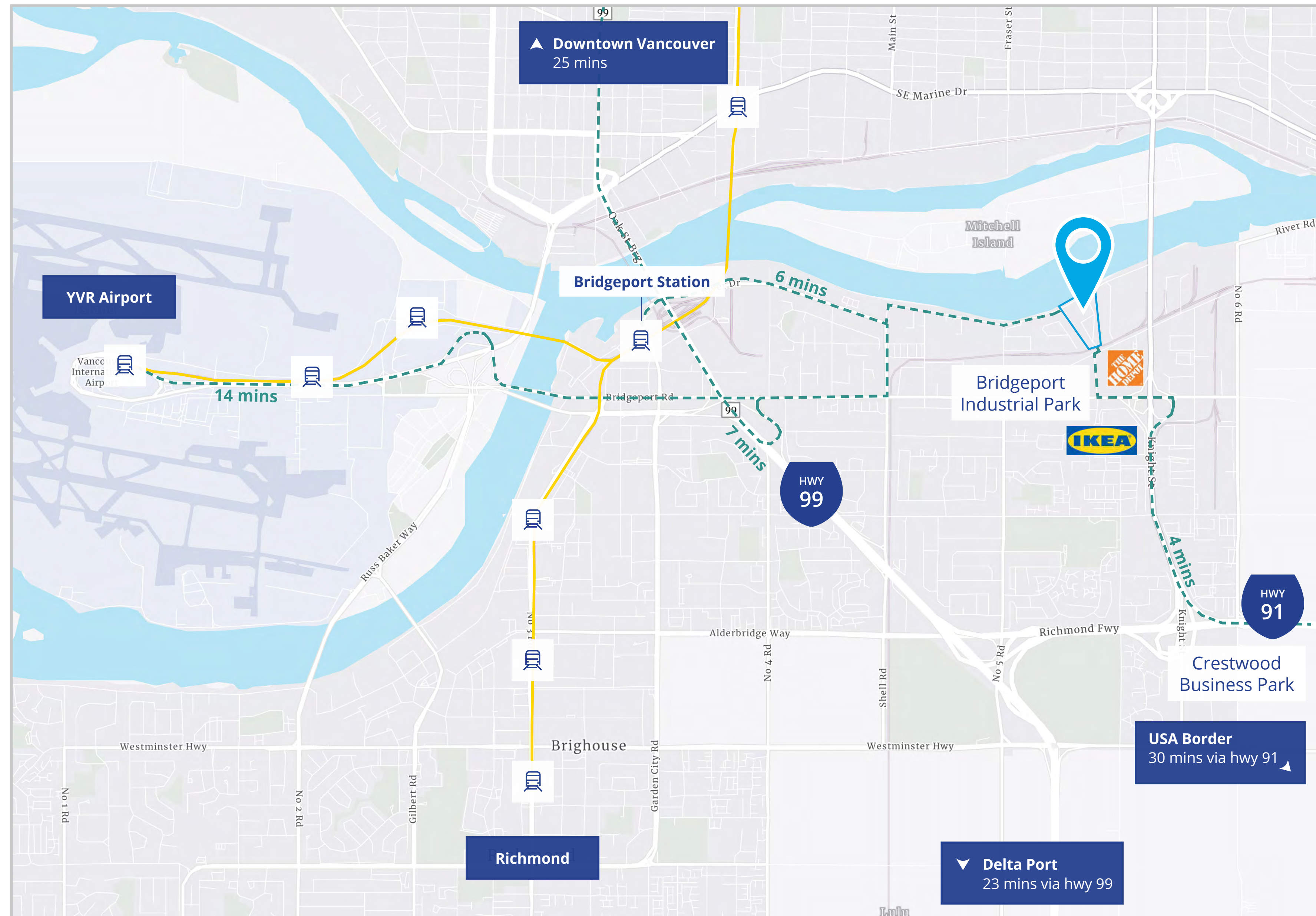
Metro Vancouver began updating Metro Vancouver 2040 in 2019. A draft of the updated regional growth strategy, Metro 2050, was released in June 2021.

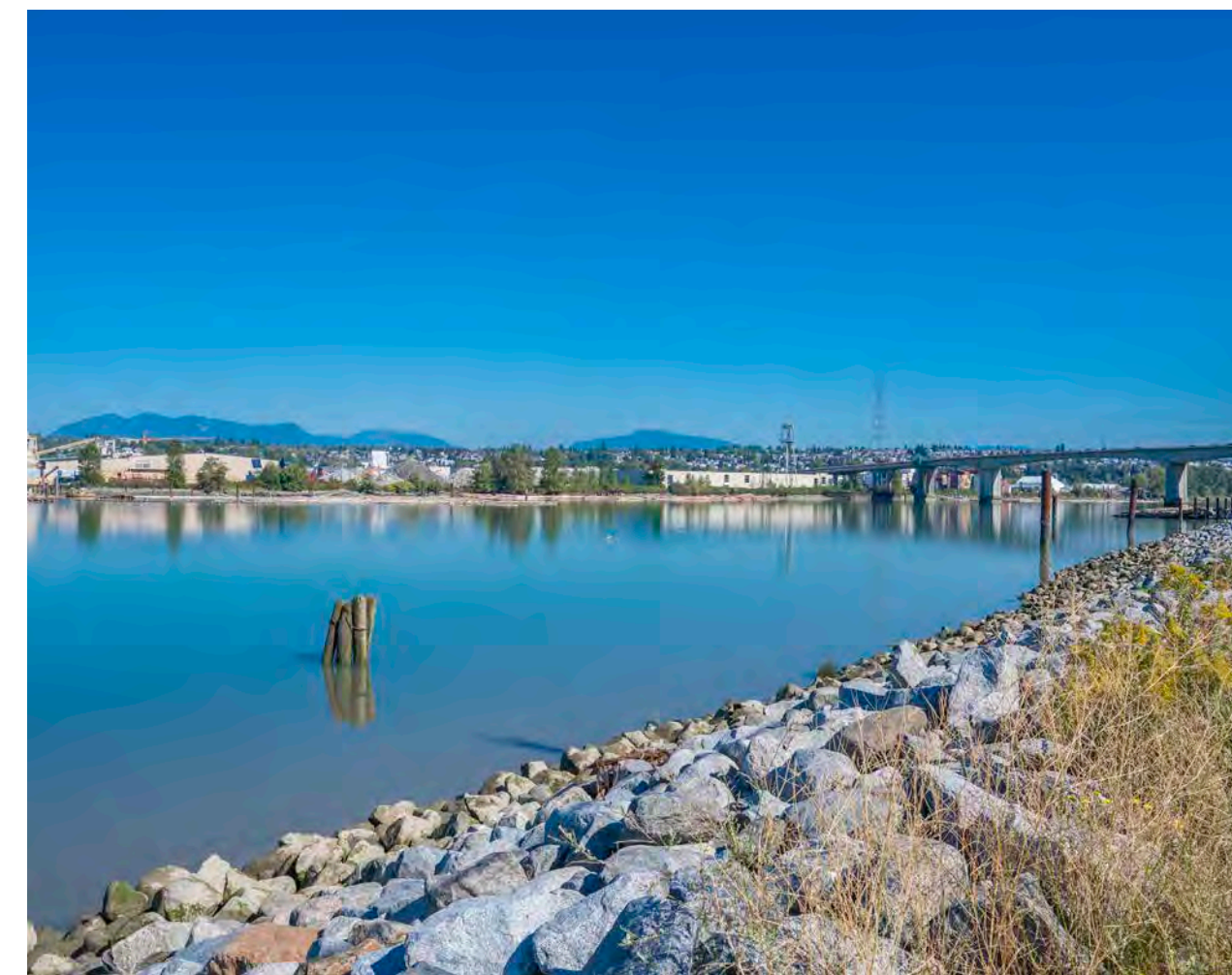
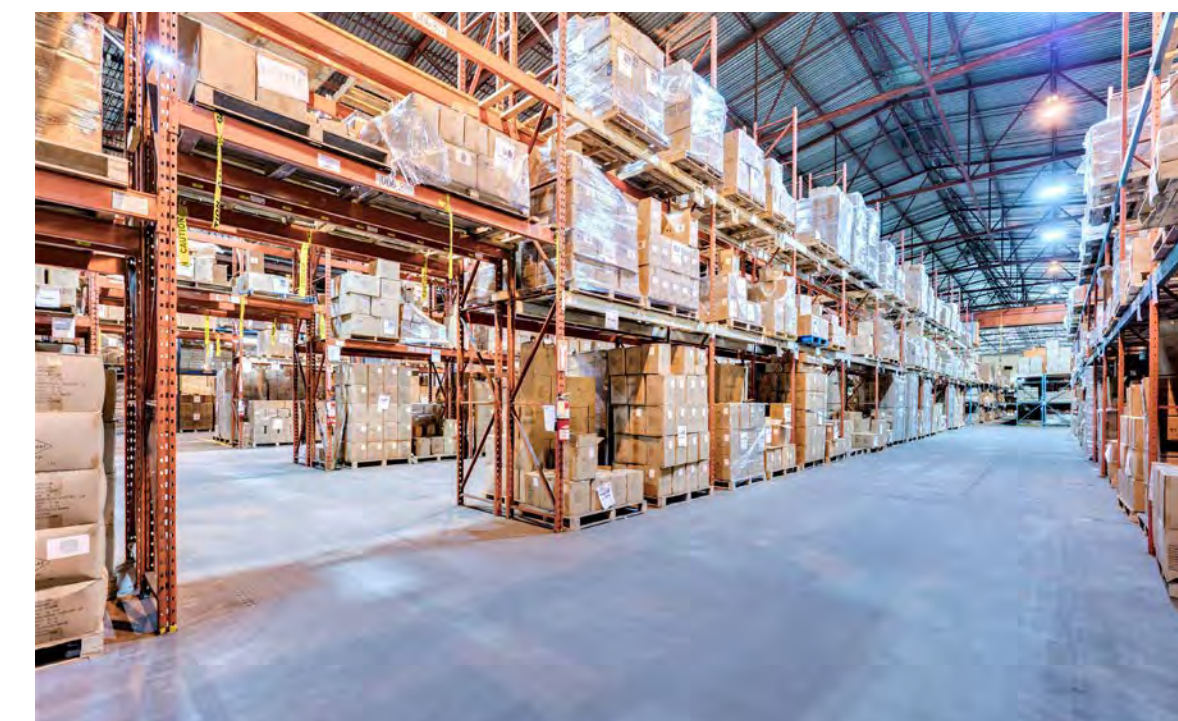
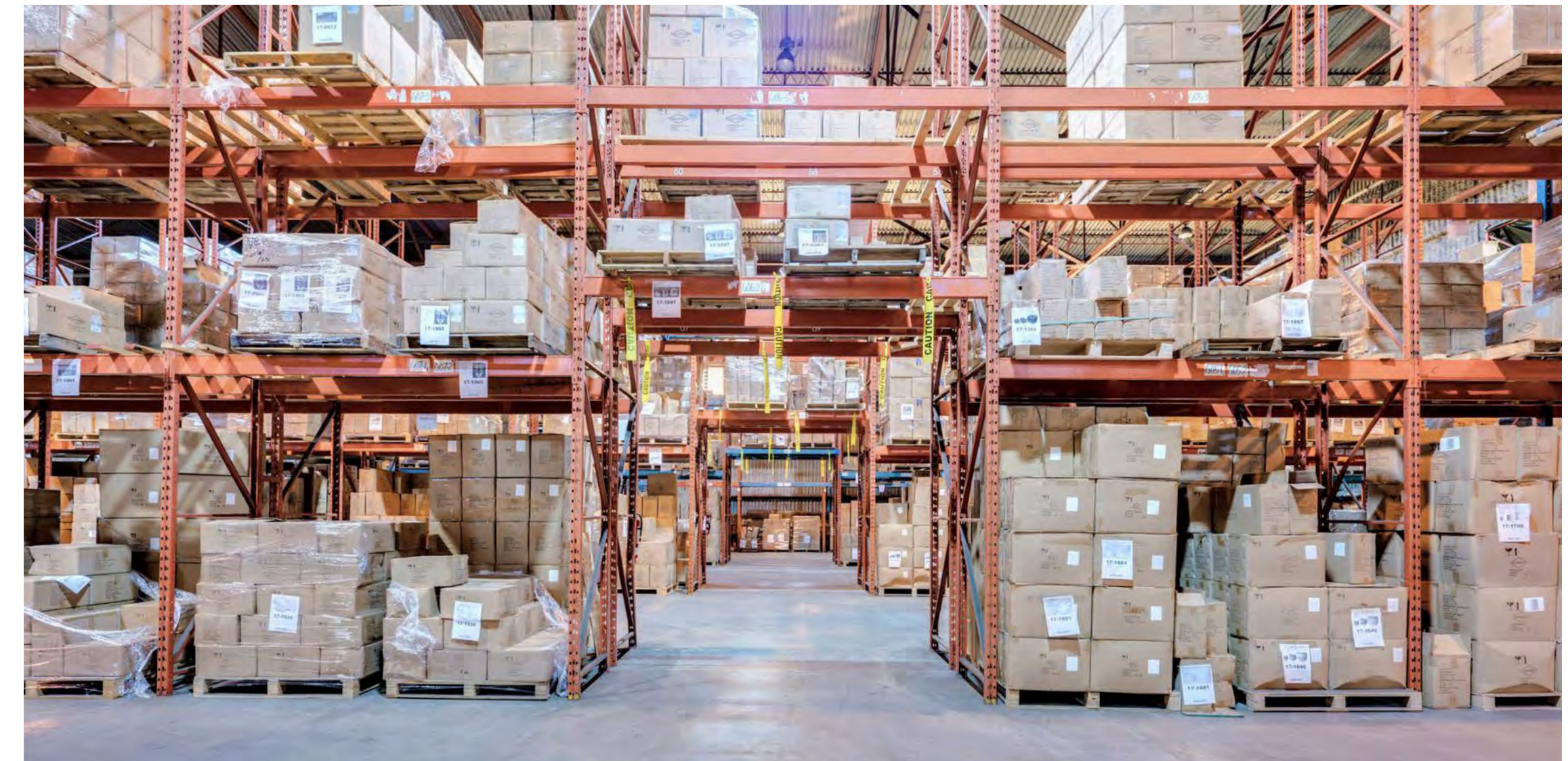
The property is designated as Industrial, which is intended for heavy and light industrial activities, including: distribution, warehousing, repair, construction yards, infrastructure, outdoor storage, wholesale, manufacturing, trade, e-commerce, emerging technology driven forms of industry, and appropriately related and scaled accessory uses.

Area Overview

The Property occupies a prime location just off of Knight Street on Vulcan Way in Richmond's Bridgeport Industrial node. This North Richmond location offers excellent connectivity to major highways and provides efficient routes to downtown Vancouver, YVR, Deltaport, and the US Border via Knight Street, Sea Island Way, and Highway 99.

The nearby Bridgeport Industrial node is renowned as one of Metro Vancouver's premier retail destinations, particularly in the home improvement sector, featuring prominent retailers like IKEA, Trail Appliances, Jordans, and The Home Depot. In addition to these retail giants, Bridgeport is also home to notable industrial enterprises such as Coca-Cola, UNFI, Gardein, GEA, BCLDB, Loblaws, and numerous others. The immediate vicinity boasts a substantial concentration of light industrial business parks and more than 1.5 million square feet of aging strata developments.







▲ Downtown Vancouver
25 mins

RIVER ROAD

VULCAN WAY

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