

METRO VANCOUVER'S LARGEST INDUSTRIAL DEVELOPMENT

8151 CHURCHILL STREET

DELTA | BRITISH COLUMBIA

BOUNDARY BAY
INDUSTRIAL PARK



FOR LEASE | UP TO 110,000 SQ. FT. AVAILABLE IMMEDIATELY



FOR MORE INFORMATION PLEASE CONTACT:

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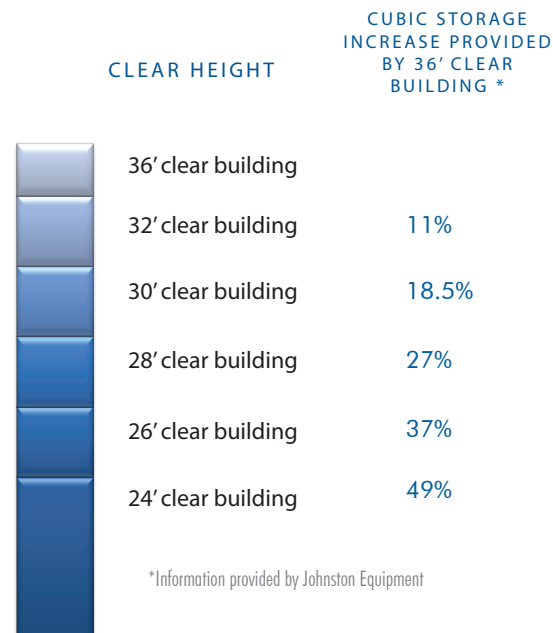
*Personal Real Estate Corporation

RACKING COMPARISON

The building, with its industry leading 36' clear ceiling heights, has been designed to meet the demands of today's and tomorrow's industrial user offering extra capacity, built-in expansion and seasonal storage.

BENEFIT FOR TENANT

The average ceiling height of warehouse facilities in Metro Vancouver is 26'. When compared with the 36' ceiling height being offered at Boundary Bay Industrial Park, it offers a 38% increase in overall cubic storage capacity, the equivalent to an additional 25,717 (approx.) pallet positions. Based on Building One's footprint of 439,970 sq. ft. and a standard single pallet racking layout.



ECONOMIC IMPACT

Operating Costs / Additional rent average savings of \$1.18 per sq. ft. when compared to other major industrial areas of Metro Vancouver.

ENVIRONMENTAL IMPACT

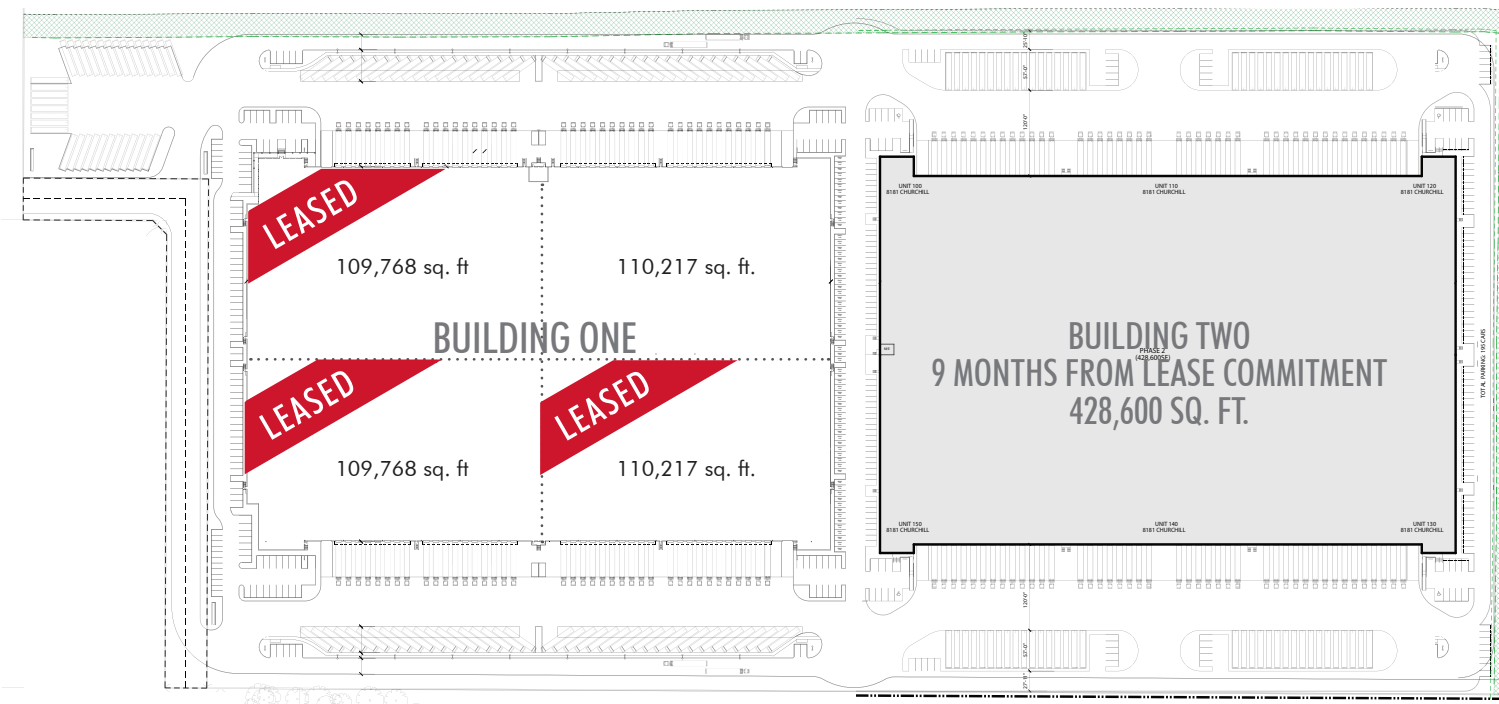
	CO2(KG) EMISSIONS FROM/TO DELTA PORT (round trip) WHEN COMPARED TO BOUNDARY BAY		
	ADDITIONAL CO2(KG) EMISSIONS BY NUMBER OF TRIPS		
	2,000	5,000	10,000
RICHMOND	26,880	67,200	134,400
BURNABY	56,000	123,300	246,600
NEW WESTMINSTER	48,160	151,200	302,400
PORT KELLS/PITT MEADOWS	82,745	207,200	414,400
CAMPBELL HEIGHTS	38,080	95,200	190,400
FORT LANGLEY/ALDERGROVE	109,760	274,400	548,800

Building has several LEED features.



LOCATION

Boundary Bay Industrial Park is located within minutes of the Delta Container Port in the Municipality of Delta, British Columbia and strategically located directly off Highway 99, alongside the new South Fraser Perimeter Road, the cornerstone of the Gateway Infrastructure project. The now open South Fraser Perimeter Road links the Container Port to the west and the TransCanada Highway to the east, with easy access to all points in Metro Vancouver and continuing on to all major Canadian cities east of Vancouver. The location is ideal for distribution users as it also provides unparalleled access to the Canada/USA Border and proximity to Metro Vancouver's rail network.



BUILDING TWO

Build to suit and customization opportunities available.

PROPERTY FEATURES

- Up to 110,217 sq. ft. available immediately
- 36' clear ceiling height
- 55' column spacing
- T5 high efficiency warehouse lighting
- 156 dock doors (1 dock per 5,640 sq. ft.)
- 40,000 lb dock levelers
- Highway visibility
- ESFR sprinklers
- 8" floor slab
- Trailer parking
- Office space built-to-suit
- 43% site coverage ratio (approximate)
- The site allows a variety of secured tenancy options
- 160' of truck maneuvering room
- 444 parking stalls (1 per 2,000 sq. ft.)

LEASE RATE

\$7.80 per sq. ft. per annum

OPERATING COST & TAXES

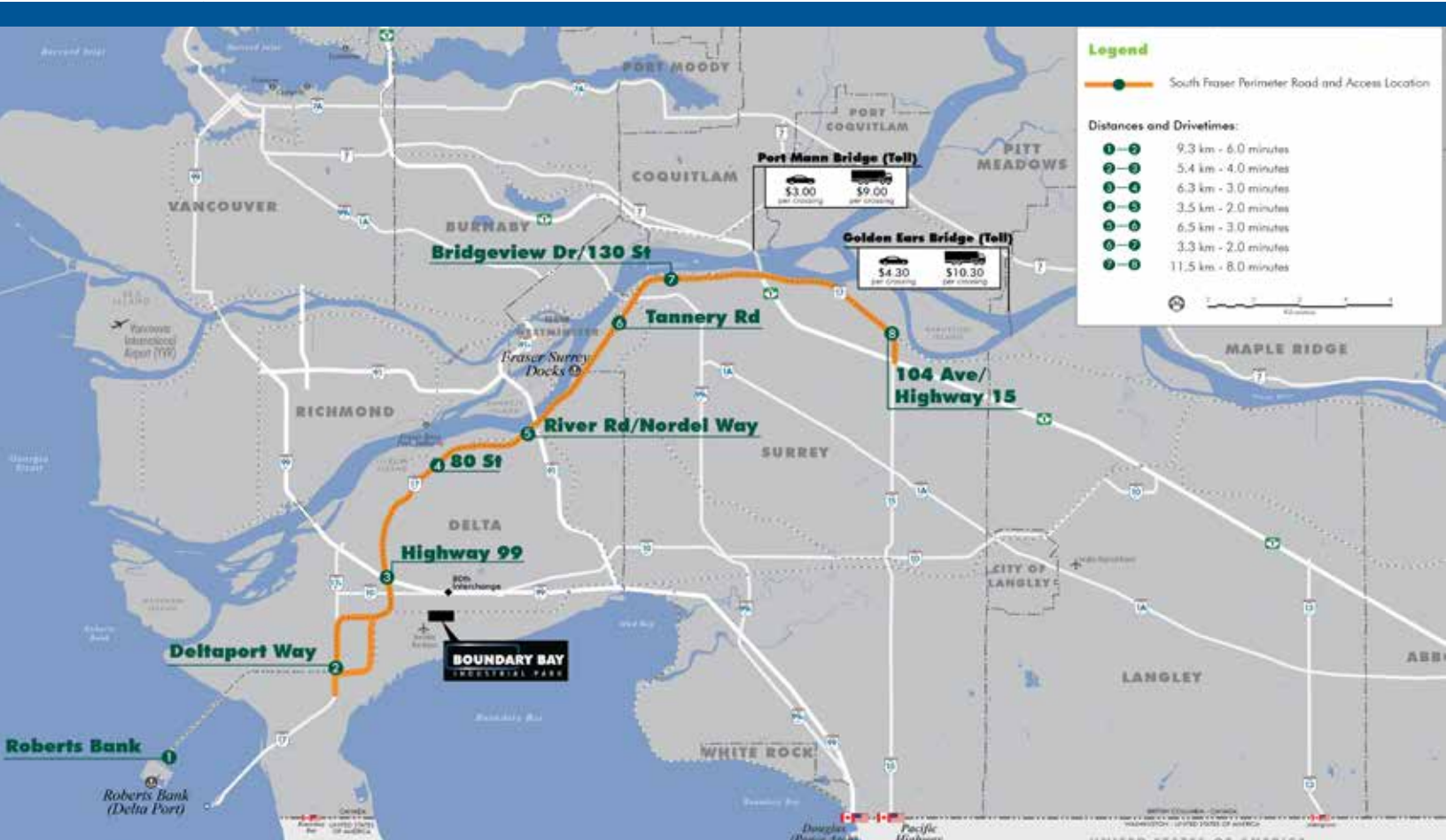
\$2.43 per sq. ft. per annum (2014)

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*Information provided by TransLink

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