



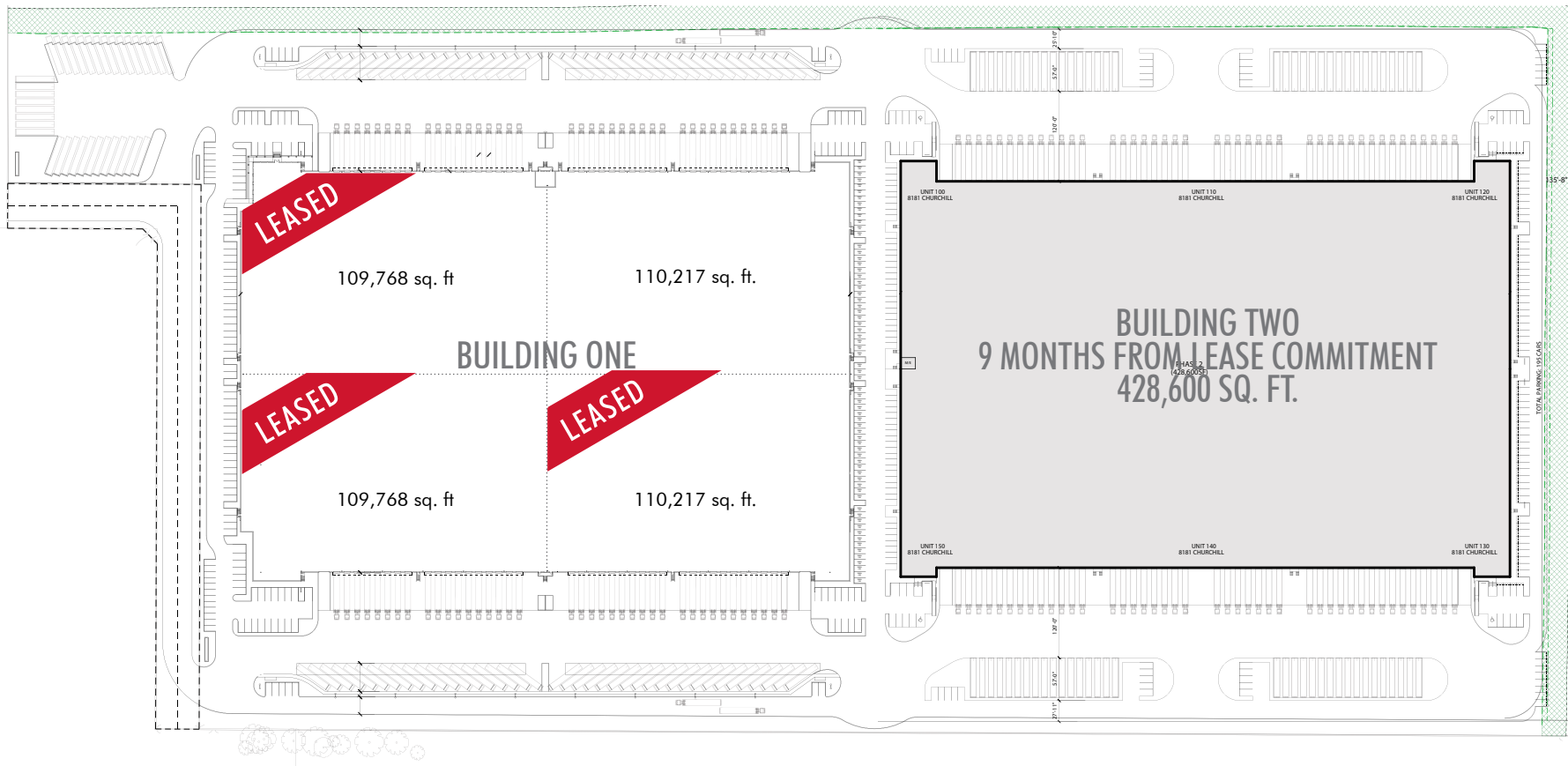
METRO VANCOUVER'S LARGEST INDUSTRIAL DEVELOPMENT
8181 CHURCHILL STREET | DELTA, BC

Project brought to you by:

Marketed by:



BOUNDARYBAYINDUSTRIALPARK.CA



OVERVIEW

CBRE Limited and the Dayhu Group of Companies would like to present Boundary Bay Industrial Park (BBIP). This is a first class development in an unparalleled location. In the past, options of this size have not been available and currently there are no options under construction or existing of this magnitude. BBIP's location in South Delta, British Columbia is ideal for distribution users. This location provides proximity to DeltaPort, the largest container terminal in Canada, while also taking advantage of the first on ramp to the new South Fraser Perimeter Road.

LOCATION

Boundary Bay Industrial Park's location in South Delta, British Columbia is ideal for distribution users. This location provides proximity to DeltaPort, the largest container terminal in Canada, while also taking advantage of the newest road network infrastructure in Metro Vancouver. BBIP is situated minutes from the South Fraser Perimeter Road, a high efficiency, four lane trucking transportation route that will complete in December 2013. BBIP has direct access to Highway #99 and is close to Highway #91, which provides access to Vancouver and Richmond to the North, and Surrey and Delta to the Southeast, leading to the US Border and all major Canadian cities to the East.

LOGISTICS, LOCATION AND MARKET ASSESSMENT PREPARED BY SITE ECONOMICS LTD. - AUGUST 2014

ACCESSIBILITY:

Close to DeltaPort, CNR (Canadian National Railway) inter-modal yard and the US Border Connections via Highway 1, 10, 17, 91, 99 and the South Fraser Perimeter Road. The area is being serviced with massive new transportation infrastructure which is part of the overall Gateway Project.

LABOUR FORCE:

BBIP is the largest and most modern logistics building of the region, with 170,000 people living within a 15 minute driving distance.

A total of 565,000 people living within a 15 km radius of the site, providing access to a large potential employment pool and well within the average Greater Vancouver commute of 28 minutes.

INDUSTRIAL LAND DEMAND:

Vacant industrial land for port and logistics related uses are estimated to be around 2,000 acres. With an annual absorption of 250 acres, rising to 300 acres per year, vacant land supply will be exhausted within 10-15 years. High quality and well located sites will be developed first, leaving less desirable locations for future development. Currently, there is an unsatisfied demand for over 4 million sq.ft. of building area, which reflects the growing severity of the land shortage.

INDUSTRIAL LAND SUPPLY:

Tenants prefer locations with lower transportation costs and immediate proximity to Port or rail inter-modal yards. Boundary Bay offers an ideal location next to both. Since the site is ideally suited to attract logistics facilities and become an important logistics hub regionally, it is the most appropriate site within Delta for this highly sought after land use.

CONCLUSION

1. The site is within a 15 minute drive of the majority of the largest and most modern logistics buildings in the region. It shares their locational attributes and offers an ideal location convenient to all aspects of input (suppliers) and output (customers). The dray costs from DeltaPort would be highly competitive and 10% less than dray costs to East Richmond.
2. The industrial land inventory near DeltaPort and the site, will be absorbed in the very short term and become an important part of the national supply chain.
3. The site's superior accessibility, proximity to DeltaPort, and connections to the newly expanded Highway 1, via the South Fraser Perimeter Road offers one of the best and most cost efficient industrial locations in the region.

ABOUT SITE ECONOMICS LTD:

Site Economics Ltd. provides real estate development consulting services to developers, land owners, investors and the public sector. The company has completed close to 1,000 major projects with a total value of well over \$100 Billion.

BASE BUILDING SPECIFICATIONS

BUILDING ONE

- 439,970 SF

CLEAR HEIGHTS

- Thirty six (36') feet clear to the underside of the roof structural steel.

CAR PARKING

- 224 spots.

TRAILER PARKING

- 40 spots. Additional spots available.

LOADING

- Seventy eight (78) dock height loading positions, four (4) drive in positions.

COLUMN WIDTH

- 55' x 35'

ROOF

- Rock ballast on 45 mil EPDM synthetic rubber membrane on expanded polystyrene Type 1 rigid insulation, Warehouse (R10), office (R20).

EXTERNAL WALLS

- Reinforced "tilt-up" panels to office and warehouse. Glazed with aluminum framing.

GEOTECHNICAL DESIGN

- Built to withstand seismic activity as forecasted for the next 2,475 years as per code.
- Built to sit above 200 year floodplain levels.

EXTERNAL DOORS

- Loading doors:
Dock 8'x10', drive in (14'x14')

FLOORS

- Reinforced 8" thick concrete slab on poly vapor barrier on 6" of imported, compacted granular road base.
- Designed for a live load in excess of 500 lbs/sf.
- Concrete placed utilizing laser guided power screens and finished with steel power trowel to a minimum Ff35/FI28 standard.
- Penetrating sealer applied. Saw cut floor for control joints.

DOCK LEVELER

- Electric 6'x8", minimum 40,000 lbs capacity, 18" lip, night locks, lip keepers, two moulded rubber bumpers, per each dock.

FIRE PROTECTION

- Design, supply, installation and testing of sprinkler system in accordance with NFPA 13.
- System designed to ESFR design standards. The sprinkler system will include devices which will transmit a signal to a security company.

HEATING

- Warehouse: Gas-fired heaters complete with variable speed controlled prop fans.

ELECTRICAL

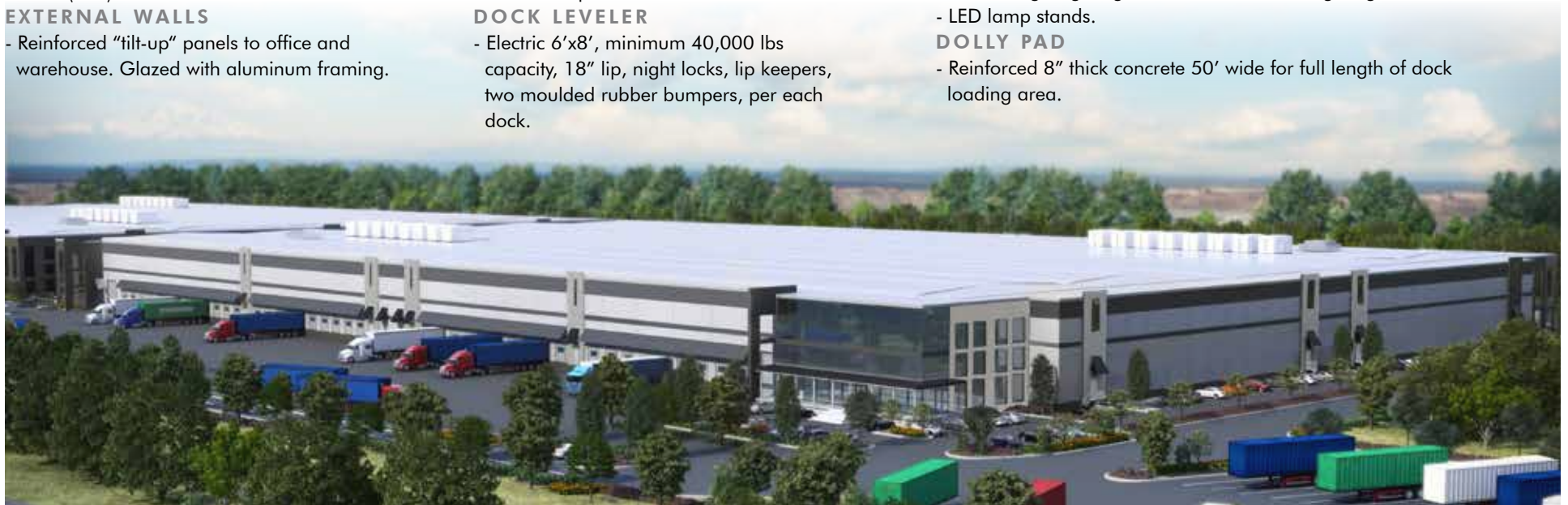
- 1600-amp 347/600 volt 3 phase main switchboard.

LIGHTING

- Warehouse lighting using T-5 fluorescent Highbay fixtures, two (2) rows of lighting per bay.
- Dock lights at each overhead door.
- Exterior wall mounted security and canopy LED lighting.
- Low Voltage Lighting control of warehouse lighting.
- LED lamp stands.

DOLLY PAD

- Reinforced 8" thick concrete 50' wide for full length of dock loading area.



HIGHWAY INFRASTRUCTURE



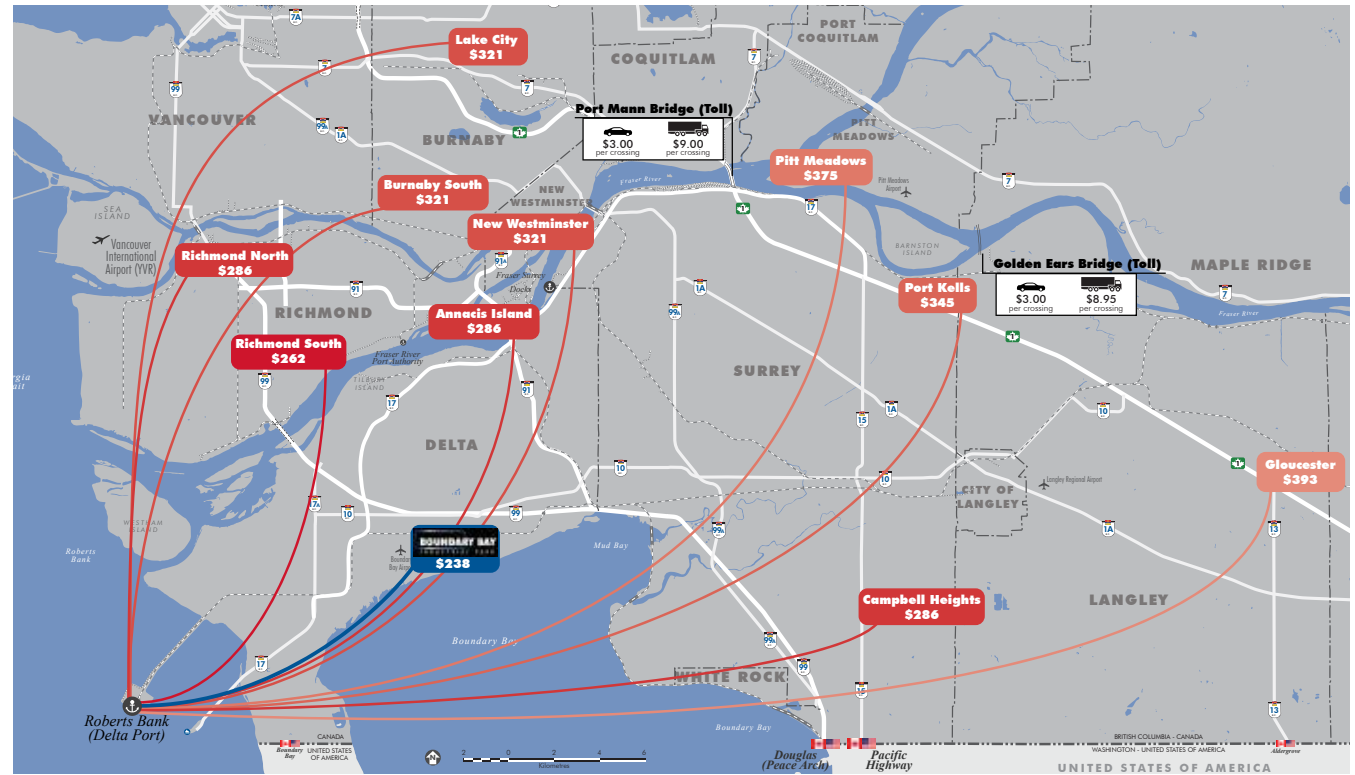
The new 80th Street off-ramp connects motorists travelling on Highway 99 southbound to Highway 10 at 80th Street. The new off-ramp to 80th Street will increase access to Boundary Bay Industrial Park. The Matthews Interchange is enhanced with lane doubling and an improved acceleration lane where Highway 10 crosses Highway 99.



ECONOMIC IMPACT

Owned by Port Metro Vancouver and operated by Terminal Systems Inc, DeltaPort is situated on a 210 acre man made island in Roberts Bank, Delta, BC. DeltaPort functions as a trans-shipment centre for the transfer of containers between marine vessels and inland transportation by road and rail. DeltaPort is the largest container terminal in Canada with a current capacity of 1.8 million TEUS (twenty foot equivalent units).

- With the lowest transportation rates in Metro Vancouver, relocating to Boundary Bay Industrial Park can lead to average **savings of over \$800,000**.
- Boundary Bay is the closest Industrial Park to DeltaPort which handles 80% of all containerized imports and exports.
- Boundary Bay's proximity to DeltaPort offers savings on the cost of container movement.



DRAYAGE RATES FROM DELTA PORT	
FROM/TO DELTA PORT	COST
BOUNDARY BAY INDUSTRIAL PARK	\$238
Richmond South (S of Westminster)	\$262
Richmond North	\$286
Campbell Heights	\$286
Annacis Island	\$286
Lake City	\$321
Burnaby South (S of Hwy 1)	\$321
New Westminster	\$321
Port Kells (N of Hwy, W of 208)	\$345
Pitt Meadows	\$375
Port Langley/Aldergrove	\$393
AVERAGE SAVINGS	\$312.18

Savings by Number of Containers			
	2,000	5,000	10,000
BOUNDARY BAY INDUSTRIAL PARK	\$0	\$0	\$0
Richmond South (S of Westminster)	\$47,600	\$119,000	\$238,000
Richmond North	\$95,200	\$238,000	\$476,000
Campbell Heights	\$95,200	\$238,000	\$476,000
Annacis Island	\$95,200	\$238,000	\$476,000
Lake City	\$166,600	\$416,500	\$833,000
Burnaby South (S of Hwy 1)	\$166,600	\$416,500	\$833,000
New Westminster	\$166,600	\$416,500	\$833,000
Port Kells (N of Hwy, W of 208)	\$214,200	\$535,500	\$1,071,000
Pitt Meadows	\$273,800	\$684,500	\$1,369,000
Port Langley/Aldergrove	\$309,400	\$773,500	\$1,547,000
AVERAGE SAVINGS	\$163,040	\$407,600	\$815,200

ECONOMIC IMPACT:

AVERAGE OPERATION COSTS FOR MAJOR INDUSTRIAL AREAS OF METRO VANCOUVER



OPERATION COSTS - 2014 ESTIMATE PER SQ. FT.

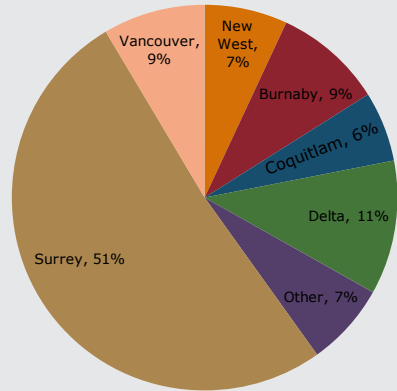
BOUNDARY BAY INDUSTRIAL PARK	\$2.43	CRESTWOOD	\$4.41	FRASER SURREY/BRIDGEVIEW	\$3.23
SOUTH VANCOUVER	\$4.84	EAST RICHMOND	\$3.07	NEWTON	\$2.99
BIG BEND	\$4.14	ANNACIS	\$3.34	PORT KELLS	\$3.80
LAKE CITY	\$4.04	RIVERSIDE	\$3.54	LANGLEY CITY	\$3.76
PACIFIC REACH/MAYFAIR	\$4.24	MARY HILL/MERIDIAN	\$3.27	CAMPBELL HEIGHTS	\$2.73
VAN HORNE	\$3.89	TILBURY	\$3.21	GLOUCESTER	\$2.91

AVERAGE SAVINGS \$1.18 per sq. ft.

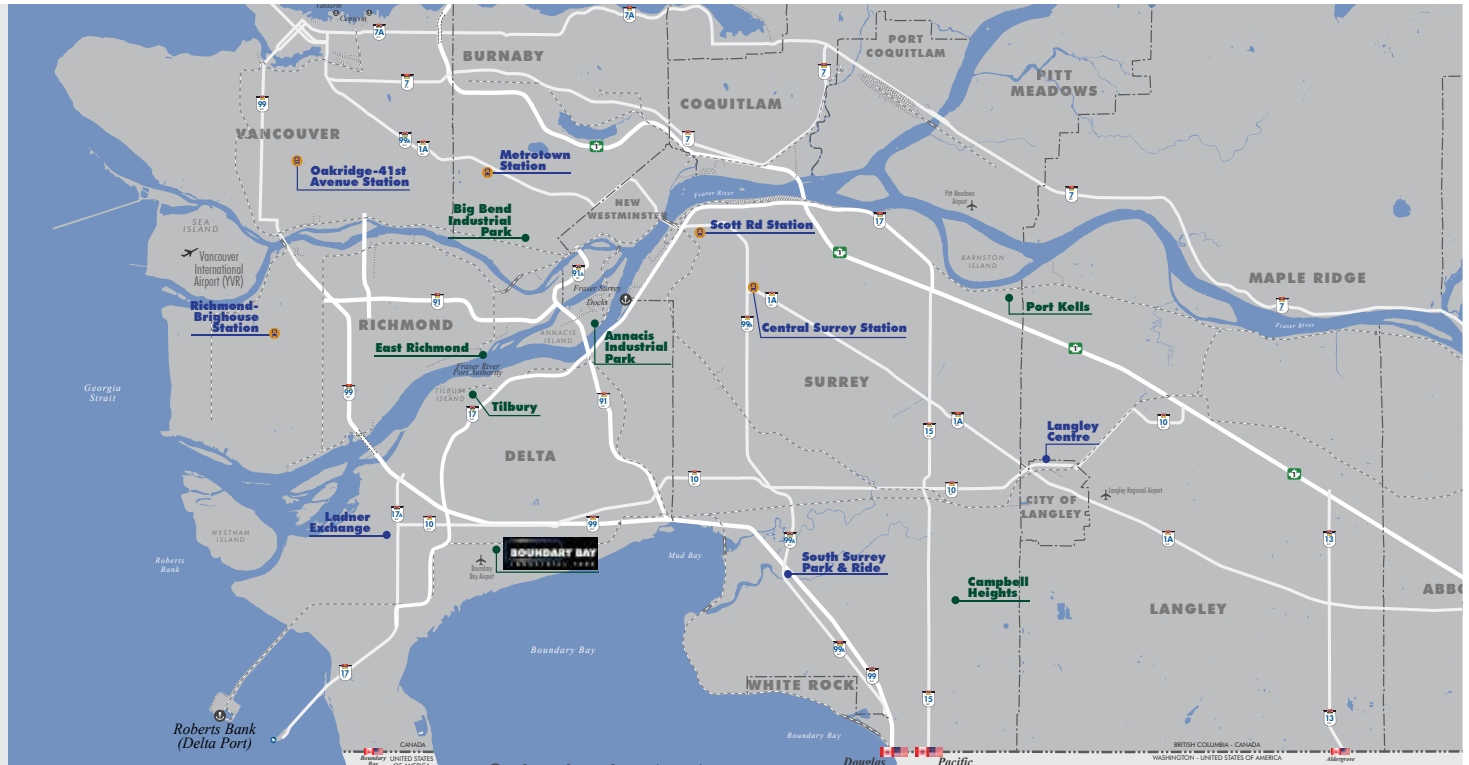
TRANSIT MAP

- With Surrey's population expecting to surpass Vancouver within the next 10-12 years companies will increasingly rely on the Fraser Valley for their workforce.
- According to staffing agencies in Richmond and Delta they currently recruit over 60% from the Fraser Valley for general warehousing positions.

ORIGIN OF EMPLOYEES WORKING IN THE AREAS OF ANNACIS ISLAND, EAST RICHMOND, FRASERWOOD



* Data provided by local business survey.



TRANSIT TIMES

STATION	Scott Road	Surrey Central	South Surrey Park & Ride	Richmond-Brighouse	Ladner	Metrotown	Oakridge-41st	Langley
BOUNDARY BAY INDUSTRIAL PARK	46	57	32	41	7	62	41	67
RICHMOND SOUTH	43	47	61	35	77	41	64	75
RICHMOND NORTH	22	26	64	64	80	16	39	70
CAMPBELL HEIGHTS	29	33	70	59	85	28	65	72
ANNACIS ISLAND	31	22	53	71	75	46	68	28
LAKE CITY	72	61	70	59	85	28	69	27
BURNABY SOUTH (S OF HWY 1)	31	40	62	42	14	52	51	83
AVERAGE TIME	39	40	59	53	60	39	57	60

ENVIRONMENTAL IMPACT

BUILDING LEED FEATURES

- Energy efficient lighting
- Exterior lighting control through time clock and photocell
- Night sky lighting design
- Recycled packaging.
- Use of recycled material such as rebar & steel
- Use of flyash in concrete
- Water efficient landscaping
- Use of low emitting material for adhesive, sealant and paint
- Durable building
- Construction waste management

**CO2(KG) EMISSIONS FROM/TO DELTA PORT (round trip)
WHEN COMPARED TO BOUNDARY BAY**

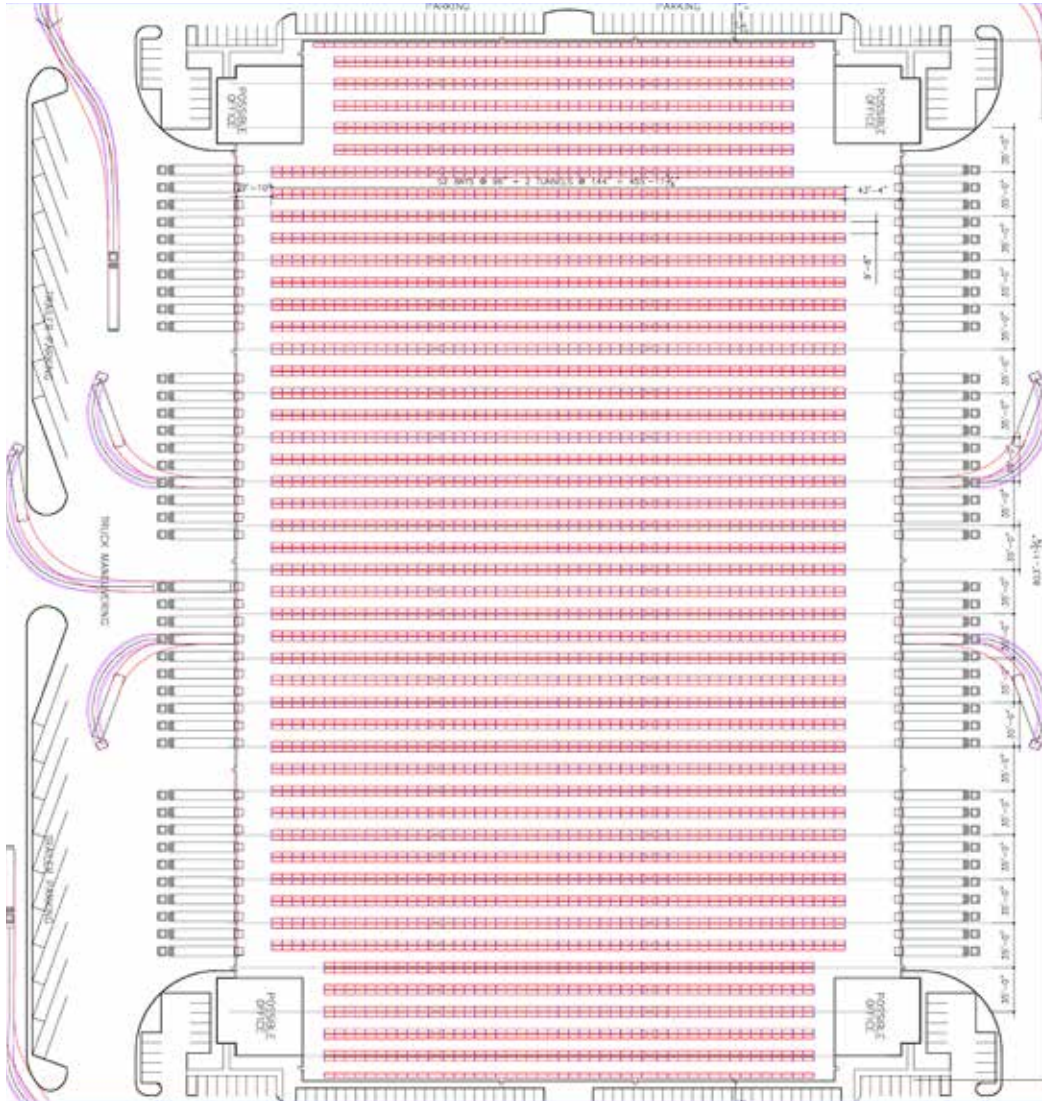
	ADDITIONAL CO2(KG) EMISSIONS BY NUMBER OF TRIPS		
	2,000	5,000	10,000
RICHMOND	26,880	67,200	134,400
BURNABY	56,000	123,300	246,600
NEW WESTMINSTER	48,160	151,200	302,400
PORT KELLS/PITT MEADOWS	82,745	207,200	414,400
CAMPBELL HEIGHTS	38,080	95,200	190,400
FORT LANGLEY/ALDERGROVE	109,760	274,400	548,800

AVERAGE CO2(KG) EMISSIONS SAVINGS WHEN COMPARED TO BOUNDARY BAY

	NUMBER OF TRIPS		
	2,000	5,000	10,000
AVERAGE SAVINGS	58,272	148,083	296,166

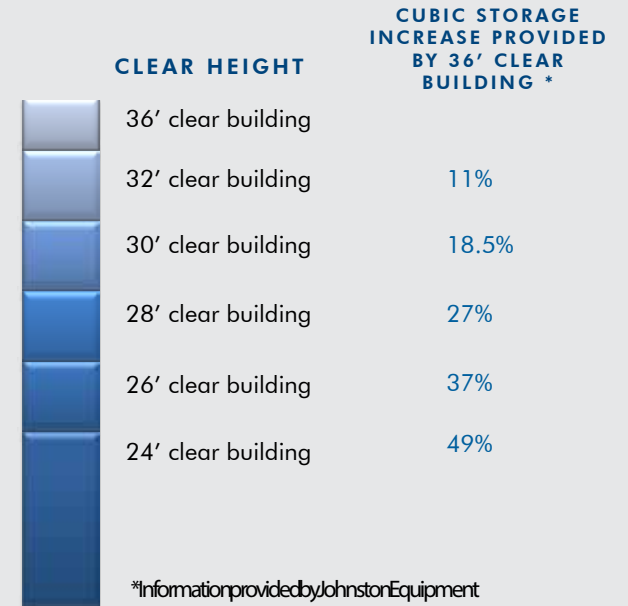
Source: www.epa.gov

RACKING LAYOUT



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 SF and a standard single pallet racking layout, it would provide 67,678 (approx.) total pallet locations (48" pallet size).



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