

Richmond  
Industrial  
Centre



# Think Big.



---

## Think Richmond Industrial Centre





# OVERVIEW

Richmond Industrial Centre is the largest business park campus in the history of Metro Vancouver to be developed and retained by a single-owner. When completed, the project will provide 3 million square feet of leasable space within a master planned 170-acre industrial estate. This legacy development features market-leading building designs, specifications and construction quality.

Richmond Industrial Centre offers a wide range of capacity and design options suitable for various sizes of business.

## Facts & Figures



### Total Area

3 M SF / 170 Acres



### Buildings

12



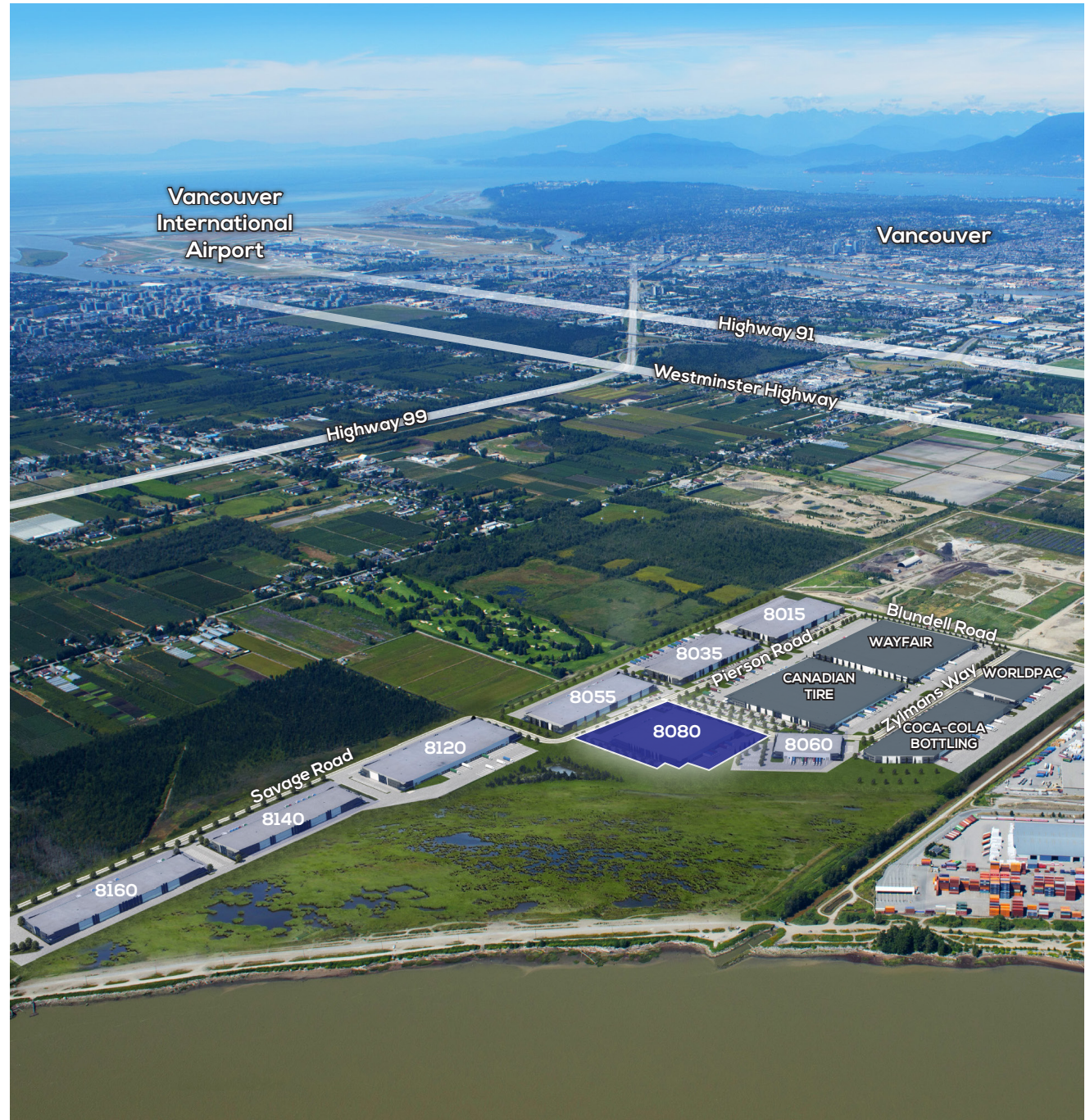
### Green Space

40 Acres

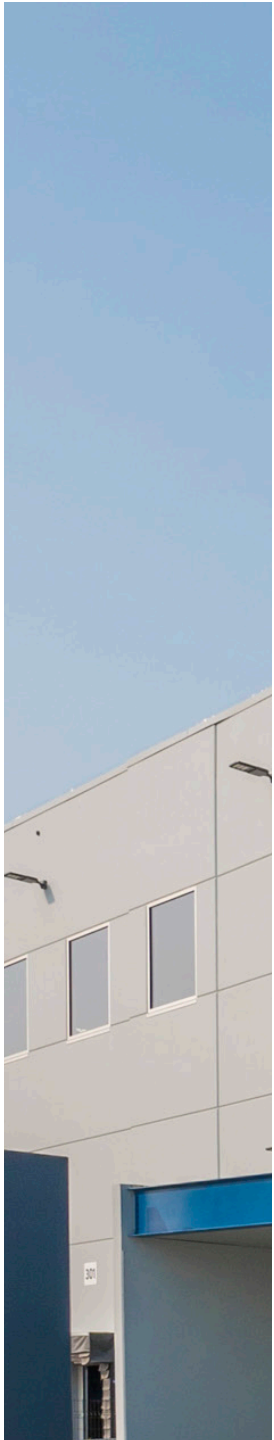


### Employment Generation

4,800 Jobs







# MORE EFFICIENT

---

Market-leading design focused on efficiency – Richmond Industrial Centre incorporates sustainable and innovative design features to cost-effectively deliver optimum building specifications.



# PHASE 5

## 8080 Zylmans Way

8080 Zylmans Way is under development and being delivered by Q2 2025. This 187,020 square foot building is now available for lease and features the following specifications:

**40'**

clear warehouse  
ceiling height

**57'x40'**

standard column grid  
with 60' staging bay

**26**

8'5" x 10' manual dock doors  
equipped with 40,000 lb  
hydraulic levelers, seals and  
bumpers

**60'**

reinforced concrete  
loading apron

**750 lbs**

per square foot warehouse  
floor live load

**1,600AMP**

347/600 V, 3-phase  
electrical service

**ESFR**

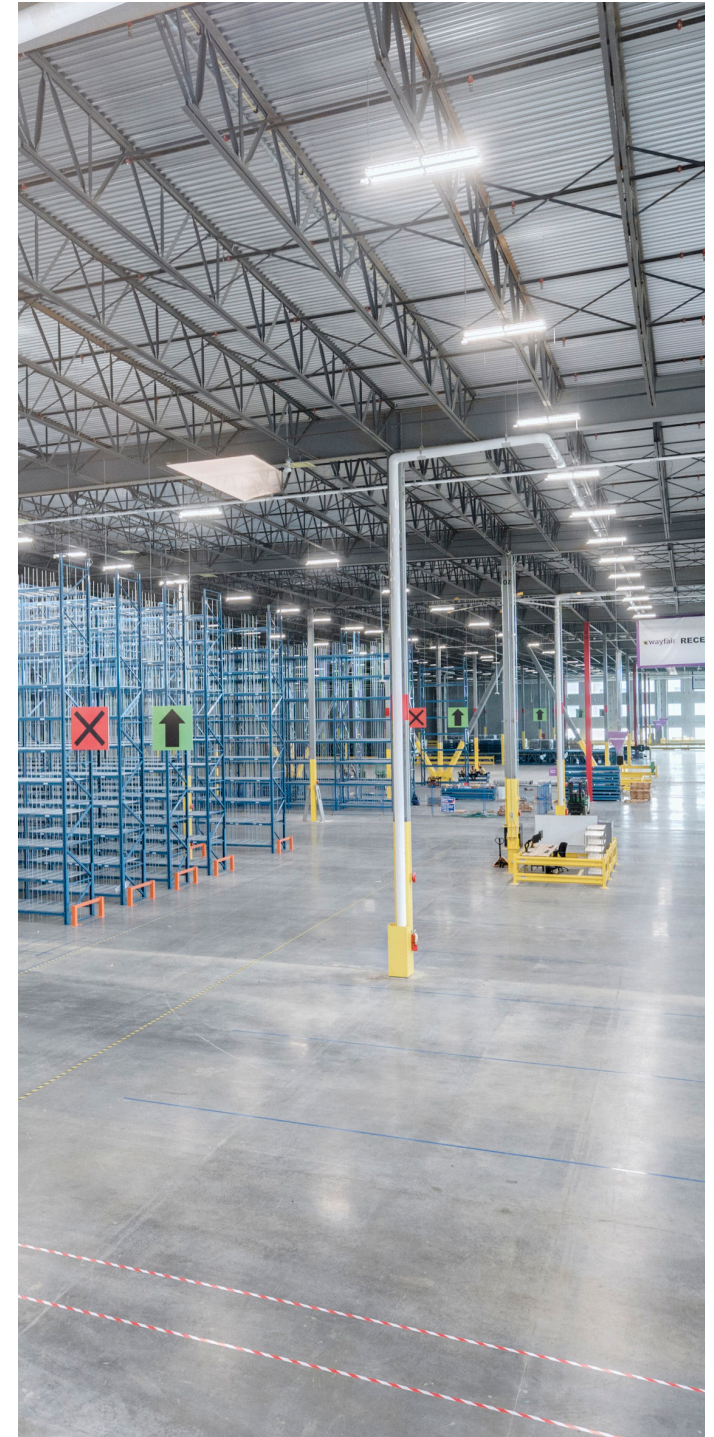
sprinkler system

**195'**

loading court with 25 trailer  
drops

**TPO**

roof system



*\*Specifications subject to change*





---

## Energy Efficiency

### LED

lighting with  
motion sensors

### ASHRAE

designed to the latest  
ASHRAE standards  
including insulated  
concrete tilt-up wall panels

### Big Ass

high volume  
destratification fans

### Natural Light

clerestory warehouse  
windows

### TPO

roofing system

### EV

pre-wired  
charging points





# LEASING PROGRESS

At present Richmond Industrial Centre consists of:

- Two completed buildings (totalling 705,000 SF)
- Three distribution centres in development/under construction totaling 850,000 SF
- Up to four future phases in RIC North totaling 800,000 SF

Building	Area (SF)	Site Status
8011 Zylmans Way	504,400	100% LEASED
8020 Zylmans Way	200,000	100% LEASED
8031 Zylmans Way	385,000	100% LEASED
8040 Zylmans Way	275,000	100% LEASED
8080 Zylmans Way	187,020	NOW LEASING
Future development		



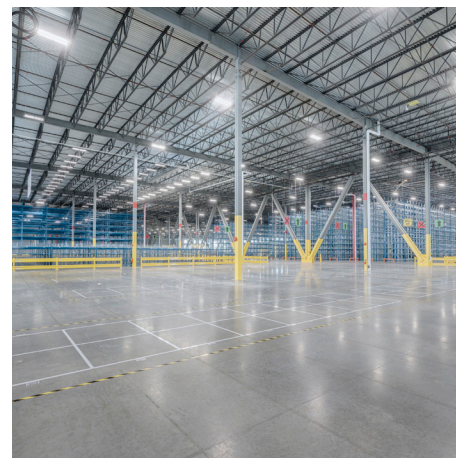


---

## Zoning

Richmond Industrial Centre is zoned **Industrial (I)** and permits a wide range of general and heavy industrial uses providing the flexibility to accommodate manufacturing, processing and distribution. Yard areas are permitted for the storage of materials, containers and equipment.

---





# OPTIMAL LOCATION

---

Over 5 million square feet of import and export distribution centres are located directly to the east of Richmond Industrial Centre. Importers can capitalize on reduced transportation and container evacuation costs afforded by a neighbouring full service, 27-acre container yard.

Richmond Industrial Centre is ideally located for cost-effective, timely and efficient transportation. Highway 91, which provides quick connections to Highways 99 and 17, is accessed by both the Nelson Road and Westminster Highway interchanges. Richmond Industrial Centre is centrally located relative to Metro Vancouver's major ports and Vancouver International Airport.

The Port of Vancouver recently announced a new \$125 million infrastructure program for its Richmond Logistics Hub project located directly to the east of Richmond Industrial Centre. Construction is anticipated to start in 2024 and will further improve access to the area by widening Blundell Road and creating a Portside Road overpass eliminating the current CN rail crossing.



**Bus route #418 now connects Richmond Industrial Centre with the 22nd Street SkyTrain Station operating every 30 minutes.**



# CONNECTIVITY

## HIGHWAYS

Highway 91 - East/West Connector	4 min/ 3 km
Highway 17 - South Fraser Perimeter Road	12 min/ 11 km
Highway 1 - Trans-Canada Highway	28 min/ 26 km

## AIRPORTS

Vancouver International Airport	16 min/ 18 km
---------------------------------	---------------

## CONTAINER PORTS

Vanterm/Centerm Terminals	26 min/ 19 km
Deltaport	29 min/ 29 km
Fraser Surrey Docks	22 min/ 21 km

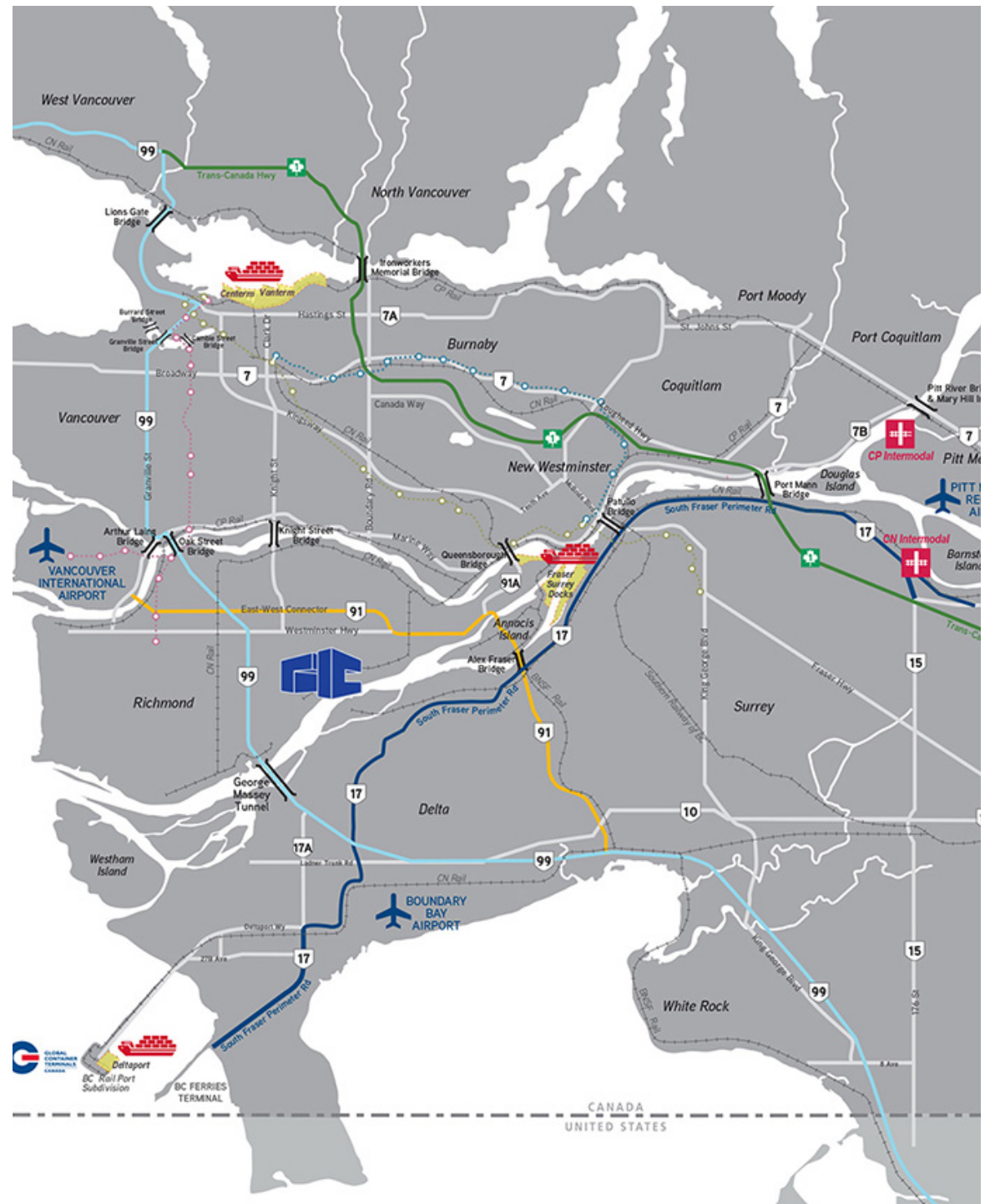
## INTERMODAL YARDS

CN Intermodal Terminal	27 min/ 33 km
CP Intermodal Terminal	32 min/ 32 km

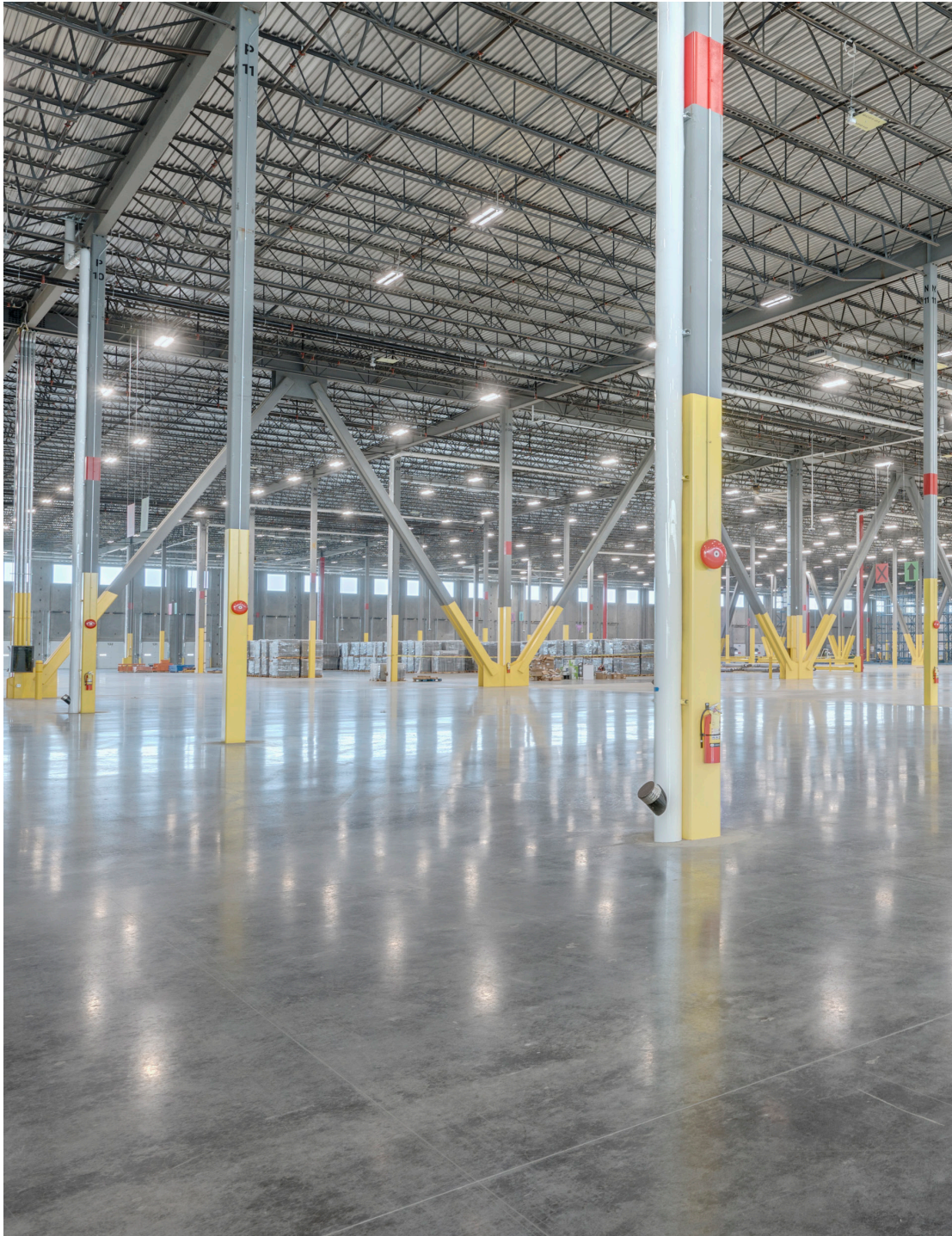
## US BORDER CROSSING

Peace Arch Canada - U.S. Border	27 min/ 35 km
---------------------------------	---------------

Date of analysis: January, 2021. Drive times represent estimates.





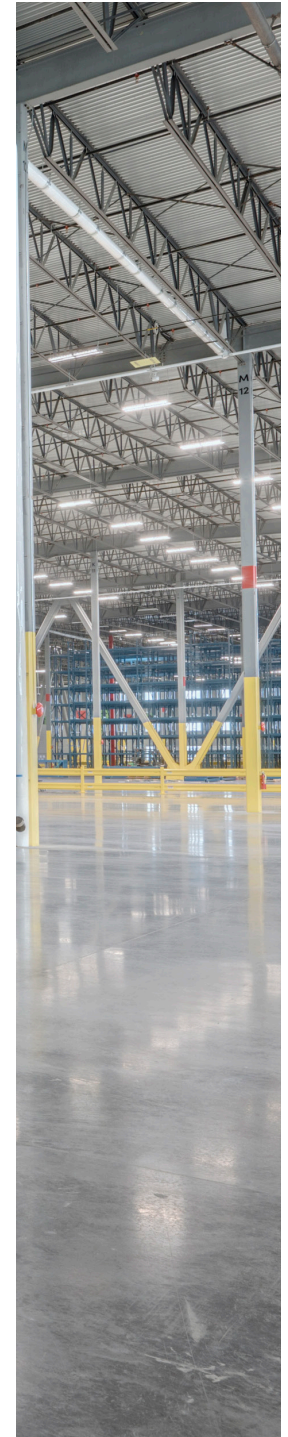


## THE TEAM

---

Montrose Properties, along with its highly-experienced team of professional consultants, handles the entire process, from design and permitting to site preparation and construction.

The dedicated Richmond Industrial Centre team uses its unparalleled knowledge of the Metro Vancouver industrial market to formulate and execute solutions that align companies' real estate strategies with their business goals and deliver exceptional results. The team is committed to using its expertise to position you and your business for continued success.





Montrose Properties is a privately held Vancouver-based business that believes in creating and sustaining value through innovation, integrity and accountability. Originally part of mining and industrial giant Graymont, Montrose Properties was spun-off in 2015 with a mandate to leverage its expertise, deep relationships, and more than 477 acres of land assets in Metro Vancouver to build and own high-quality, long-term, sustainable, real estate. Richmond Industrial Centre is Montrose Properties' flagship project.

Montrose Properties has applied the highest standards, employing an innovative approach to land reclamation, and are pleased to provide this unique opportunity for a large-scale industrial property development. Our approach to business is based on product quality and long-term ownership, incorporating the best technologies in our operations and facilities, driving operational efficiency and environmental sustainability.







[www.ricindustrial.com](http://www.ricindustrial.com)

# Think Big.

---

## Think Richmond Industrial Centre



**COLLIERS**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
+1 604 681 4111  
[collierscanada.com](http://collierscanada.com)

**JOHN BOER**  
Personal Real Estate Corporation  
Executive Vice President | Vancouver  
Phone: +1 604 662 2659  
Email: [john.boer@colliers.com](mailto:john.boer@colliers.com)

**STUART MORRISON**  
Personal Real Estate Corporation  
Executive Vice President | Vancouver  
Phone: +1 604 662 2676  
Email: [stuart.morrison@colliers.com](mailto:stuart.morrison@colliers.com)

