

Q1 2026

Featured Available Listings

For Sale & For Lease

Featured Properties



VULCAN

13631 VULCAN WAY, RICHMOND

**NORTH RICHMOND'S MOST ADVANCED STRATA
WAREHOUSES STARTING AT 13,905 SF**



10118 SWENSON WAY, DELTA

**58,811 SF FREESTANDING WAREHOUSE
ON 2.99 ACRES
WITH 9 DOCK & 2 GRADE DOORS**



IndustriCore

2668 SIMPSON ROAD, RICHMOND

**BRAND NEW STRATA UNITS WITH
GRADE LOADING STARTING AT 4,077 SF**

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**THE
INDUSTRIAL
SPECIALISTS**

CBRE

Richmond FOR SALE & LEASE

FOR SALE



5388 PARKWOOD PLACE, RICHMOND
48,167 SF FREESTANDING COLD STORAGE WAREHOUSE

FOR LEASE



11911 NO. 5 ROAD, RICHMOND
24,118 SF ON 1.83 ACRES

FOR SALE



4700 VANGUARD ROAD, RICHMOND
21,784 SF ON 0.88 ACRES

FOR SALE



UNIT 135 - 11400 TWIGG PLACE, RICHMOND
14,403 SF

FOR SALE



12151 VULCAN WAY, RICHMOND
14,087 SF ON 0.52 ACRES

FOR SALE



3640 NO 4 ROAD, RICHMOND
3,025 SF

FOR LEASE



12240 VULCAN WAY, RICHMOND
9,978 SF ON 0.5 ACRES

FOR SALE



UNITS AT 11920 FORGE PLACE, RICHMOND
6,046 SF - 12,098 SF

FOR SALE



UNITS AT 11980 HAMMERSMITH WAY, RICHMOND
4,397 SF - 9,148 SF

FOR SALE



12122 - 12128 HORSESHOE WAY, RICHMOND
5,201 SF

Vancouver FOR SALE & LEASE

FOR LEASE



22 & 31 - 455 E KENT AVENUE NORTH, VANCOUVER

- + Two units available between 21,450 SF - 60,357 SF
- + 24' clear ceiling height
- + 14 dock loading doors for large trucks/trailers
- + Available: Immediately
- + Asking rate: \$20.00 PSF Net (Year 1)

FOR LEASE



520 E KENT AVENUE SOUTH, VANCOUVER
18,080 SF

FOR SALE OR FOR LEASE



UNITS 122-124 408 EAST KENT AVENUE VANCOUVER

Delta FOR SALE & LEASE

FOR SALE



7621 MACDONALD ROAD, DELTA
34,038 SF ON 2.06 ACRES

FOR SALE/LEASE



7388 HUME AVENUE, DELTA
18,200 SF ON 1.05 ACRES

FOR LEASE



7799 BERG ROAD, DELTA
38,317 SF

FOR SALE



214- 6901 72ND STREET, DELTA
5,048 SF - 11,692 SF

FOR SALE



6469 - 64TH STREET, DELTA
9,300 SF ON 2 ACRES

SCAN TO VIEW ALL AVAILABLE PROPERTIES



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theindustrialspecialists.com
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Q1 2026

Featured Available Listings

RICHMOND

FOR SALE

Address	Asking Price	Price PSF	Building Size (SF)	Land Size (AC)	Loading (D/G)*
Vulcan by Conwest - 13631 Vulcan Way	Contact	Contact	13,905 - 97,335	—	Varies
5388 Parkwood Place	\$21,778,000	\$452	48,167	1.75	4D 4G
4700 Vanguard Road	\$8,900,000	\$408	21,784	0.88	3G
Garden City Lands	Contact	—	—	—	N/A
Unit 135 - 11400 Twigg Place	\$7,820,829	\$543	14,403	—	3D 2G
12151 Vulcan Way	\$6,999,000	\$497	14,087	0.52	2G
Forge Landing - Unit 105, 110 & 120 11920 Forge Place	\$3,295,070- \$6,596,680	\$545	6,046 - 12,104	—	Varies
Unit 12 - 15 13511 Crestwood Place	\$7,100,000	\$613	11,586	—	4D
IndustriCore - 2668 Simpson Road	Contact	Contact	4,077 - 10,965	—	G
Unit 4-5 13511 Crestwood Place	\$3,763,500	\$650	5,790	—	2D
Ironwood Landing - Unit 1 12122 & 12128 Horseshoe Way	Contact	Contact	5,201	—	1G
Unit 2105 11980 Hammersmith Way	\$2,494,275	\$525	4,751	—	1D 1G
Unit 2110 11980 Hammersmith Way (Under Contract)	\$2,308,425	\$525	4,397		1D 1G
North Arm Business Centre - Unit 3 3640 No. 4 Road	\$1,648,350	\$550	3,025	Strata	1G
Unit 11 12240 Horseshoe Way	\$1,455,300	\$490	2,970	—	1G

DELTA

FOR SALE

Address	Asking Price	Price PSF	Building Size (SF)	Land Size (AC)	Loading (D/G)*
10118 Swenson Way (Under Contract)	\$32,346,050	\$550	58,811	2.99	9D 2G
1638 Derwent Way	\$20,080,000	\$349	57,461	2.41	4D 1G
7621 Macdonald Road (Under Contract)	\$18,800,000	\$552	34,038	2.06	2D 2G
7388 Hume Avenue	\$8,950,000	\$491	18,200	1.05	N/A
Unit 101 - 106 7063 Venture Street	\$7,133,890	\$465	15,346	—	6G
Unit 214 - 6901 72nd Street (Under Contract)	\$6,196,760	\$530	11,692	—	3D 1G
8056 Alexander Road	\$7,885,000	\$831	9,492	1.01	2G
6435 64th Street	\$5,700,000	\$605	9,420	1.00	4G
6415 64th Street	\$7,000,000	\$753	9,300	2.0	N/A
6469 64 th Street	\$6,008,888	\$660	9,100	0.98	3G
Units 5 & 6 7187 Honeyman Place	\$3,875,000	\$488	7,934	-	2G

VANCOUVER

FOR SALE

Address	Asking Price	Price PSF	Building Size (SF)	Land Size (AC)	Loading (D/G)*
Unit 122-124 408 East Kent Avenue	\$4,286,800	\$520	8,244 SF	-	3G

RICHMOND

FOR LEASE

Address	Base Rent PSF	Building Size (SF)	Loading (D/G)*
11911 No. 5 Road	\$16.95	24,118	1D 7G
12460 Vickers Way	\$17.95	7,000	2G
Unit 120 12251 River Way	\$20.00	11,733	1D 1G
12240 Vulcan Way	\$18.00	9,978	2G
165 - 6753 Graybar Road	\$15.00	3,561	G
12560 Vickers Way	\$20.00	6,600	2G
Unit 210 8888 Beckwith Road	\$15.00	828	N/A

DELTA

FOR LEASE

Address	Base Rent PSF	Building Size (SF)	Loading (D/G)*
10118 Swenson Way (Under Contract)	\$18.95	58,811	9D 2G
5375 Parkwood Place	\$18.50	38,002	6D
Units 201B & 202B 1546 Derwent Way	Contact	10,010	1D 1G
Units 205B, 206B & 207B 1546 Derwent Way	Contact	8,720	2D 1G
Units 5 & 6 7187 Honeyman Place	\$15.00	7,934	2D 1G
Unit 140 - 11760 Voyager Way	\$19.50	2,576	1G

VANCOUVER

FOR LEASE

Address	Base Rent PSF	Building Size (SF)	Loading (D/G)*
Unit 22 & 31 455 East Kent Avenue North	\$20.00	21,450 - 60,357	9D 5G
520 East Kent Avenue South	\$18.95	18,080	3D 1G
Unit 122-124 408 East Kent Avenue South	\$19.95	8,244	3G

*D/G - Dock/Grade