



Metro Vancouver Industrial

Newsletter

Q4 2021

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Vancouver, Burnaby

PODCAST: Supply Chain Challenges with Rich Thompson, JLL

During this podcast, JLL's Thompson provided a detailed overview of various issues impacting the global supply chain, including port congestion and the labor shortage.

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Survey on the Future of Global Logistics Real Estate

Demand, Decarbonization, Digitization, Design.

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Unprecedented Impact from Supply Chain Turmoil

Prices for moving goods by ocean from China to the West Coast swung more than 72 percentage points.

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Sale

JLL Sale Transactions



Address	1285 Franklin Street Vancouver
Buyer	Key Self Storage
Seller	Kains & Strongman PPT
Size	54,450 SF (land)
Price	\$21,500,000

Sale



Address	822-840 East Cordova Street Vancouver
Buyer	Self Storage Depot
Seller	HL & Sons Investments
Size	21,350 SF (land)
Price	\$9,500,000

Sale



Address	1344 Franklin Street Vancouver
Buyer	Self Storage Depot
Seller	Private Investor
Size	5,753 SF
Price	\$2,400,000

Lease

JLL Lease Transactions



Address	4-455 East Kent Avenue Vancouver
Tenant	Iron Mountain
Landlord	Morguard Investments
Size	25,920 SF
Type	Lease Termination

Lease



Address	2960 Lake City Way Burnaby
Tenant	POLR
Landlord	Hermac Investments
Size	31,649 SF

Lease



Address	3133 Sumner Avenue Burnaby
Tenant	Reunion Upload Productions
Landlord	Beedie Group
Size	25,384 SF

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Burnaby, Coquitlam

PODCAST: The rise of the automated dark store

How the micro-fulfillment center is reshaping logistics, retail and beyond.

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Midsize businesses are 'thinking big' for Supply Chain workarounds

Nearly two-thirds of midsize businesses have used strategic stockpiling to alleviate recent supply chain disruptions.

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Raw materials shortfall is squeezing the cold storage sector

Development of cold storage facilities is being hampered at a crucial time.

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Sale

JLL Sale Transactions



Address	8335 Meadow Avenue Burnaby
Buyer	18 Wheel Logistics
Seller	A2Z Investments
Size	279,445 SF
Price	-

Sale



Address	150 Glacier Street Coquitlam
Buyer	QuadReal
Seller	A2Z Investments
Size	10.3 acres
Price	\$32,300,000

Lease

JLL Lease Transactions



Address	2758 Norland Avenue Burnaby
Tenant	Canada Post
Landlord	B.C. Turf Ltd.
Size	20,000 SF

Lease



Address	1515 Broadway Coquitlam
Tenant	Coastal Genomics
Landlord	Pinnacle International
Size	12,128 SF

Lease



Address	8-1850 Hartley Avenue Coquitlam
Tenant	Rentokil Canada
Landlord	Amacon
Size	10,005 SF

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Calgary
Industrial Report

PODCAST:
How automation is reshaping the logistics job market

In a tech-driven world, some very human skills are seen making a big difference.

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Pandemic Delivery Boom Fuels Demand for ‘Last Mile’ Space

Retailers are paying more to access logistics properties that serve as final stops for packages bound for doorsteps.

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Supply Chain Woes Prompt a New Push to Revive U.S. Factories

Companies are testing whether the U.S. can regain some of the manufacturing output it ceded to China.

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Truck Terminal Investment and Occupier Prospectives

A rapidly “institutionalizing” industrial sub-sector brings investment opportunities. Occupiers in the space are critical to the 24/7 supply chain backbone of the nation.

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A perfect storm for ground shippers

Driver shortage and Class 8 truck manufacturing delays have created a perfect storm that is leading to record high trucking rates.

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Vaccine rules for truck drivers entering Canada come into effect

Ottawa to go ahead with trucker vaccine mandate after stating it would scrap it.

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Sale

JLL Sale Transactions



Sale



Sale



Address	Core Business Park Richmond	Series 3 Business Centre Richmond	14100 Entertainment Blvd Richmond
Buyer	60 Strata Units	10 strata units	Private Investor
Seller	PC Urban	Beedie Group	14100 Entertainment Blvd Investments
Size	153,353 SF	152,000 SF	49,717 SF
Aggregate Price	\$77,900,000	\$60,000,000	\$18,300,000

Lease

JLL Lease Transactions



Address	6900 Graybar Road Richmond	150-2060 Viceroy Place Richmond	110-6691 Elmbridge Way Richmond
Tenant	E.C.S. Electrical Cable Supply	Levy Show Service	BCGI Holdings Inc.
Landlord	Farrell Estates Ltd.	Bachechi Bros. Realty	Quadreal Property Group
Size	42,020 SF	17,112 SF	16,435 SF

Sale

JLL Sale Transactions



Sale



Sale



Address	11211 Twigg Place Richmond	12340 Horseshoe Way Richmond	14500 River Road Richmond
Buyer	Parnus Properties	Herbaland Naturals Inc.	Private Investor
Seller	0957812 B.C. Ltd.	12340 Horseshoe Holdings Ltd.	4190 Investments Ltd.
Size	4.0 acres	38,246 SF	18,876 SF
Price	\$17,000,000	\$16,150,000	\$5,875,000

Lease

JLL Lease Transactions



Address	11-13331 Vulcan Way Richmond	100-6751 Westminster Hwy Richmond	150-5811 Cedarbridge Way Richmond
Tenant	TJY Furniture	Canwest Marine Services	Han Sung
Landlord	Bentall Green Oak	QuadReal	Goodwyn Enterprises
Size	16,000 SF	14,400 SF	10,459 SF

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'Insult to injury': Record rail demurrage adds to shipper costs

The seven Class I railroads that operate in the United States collected \$1.18 billion in revenues from demurrage fees during the first three quarters of 2021. That's the highest annual figure recorded since at least 2011.

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Chartered ships emerged in 2021 as a way to get around congestion

Home Depot, Costco and Walmart were among the businesses which leased ships to take control of their supply chains.

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CFOs question just-in-time supply chains

Pandemic-related disruptions made it clear a broader strategic approach is needed even once a supply and demand equilibrium is restored.

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Supply Chain disruptions explained

Pile-up on the global logistics highway.

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Webinar: The Future of Global Logistics Real Estate

Our webinar takes a deep dive into the key themes set to shape the future of global logistics real estate.

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How warehouse design is putting employees first

Gyms, childcare centers, and restaurants are making their way into logistics facilities.

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Sale

Sale

Sale

JLL Sale Transactions



Address	2400 Shell Road Richmond	3145 & 3150 - 21331 Gordon Way Richmond	Riverfront Business Centre Delta
Buyer	Private Investor	La Rive-Sud Holding Inc.	18 Strata Units
Seller	Brecor Developments	Farrell Estates Ltd.	1199310 B.C. Ltd.
Size	11,979 SF	7,364 SF	52,052 SF
Aggregate Price	\$2,795,000	\$2,687,860	\$21,000,000

Lease

Lease

Lease

JLL Lease Transactions



Address	1170 Derwent Way Delta	7350 Wilson Avenue Delta	7799 Berg Road Delta
Tenant	Canada Dry Storage	Wallace & Carey	J.F. Hillebrand
Landlord	Beedie Group	Tariff Developments	Beedie Group
Size	376,000 SF	112,066 SF	112,000 SF

Sale

Sale

Sale

JLL Sale Transactions



Address	8040 River Road Delta	1503 Cliveden Avenue Delta	108-6951 72 nd Street Delta
Buyer	8040 River Road	Amro Flooring Distribution Inc.	2265012 Ontario Inc.
Seller	Shields Investments Ltd.	Trans Global Investments Inc.	Aileen Enterprises
Size	20,473 SF	21,204 SF	9,445 SF
Price	\$6,400,000	\$6,220,000	\$3,215,000

Lease

Lease

Lease

JLL Lease Transactions



Address	7470 Vantage Way Delta	877 Cliveden Avenue Delta	100-7978 82 nd Street Delta
Tenant	Reliance Metals Canada	K Trans World Logistics	Dsquare warehousing Inc.
Landlord	Pure Industrial	Bosa Properties Inc.	Beedie Group
Size	57,000 SF	27,203 SF	20,133 SF

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Delta, Surrey, Langley

French warehouse startup Exotec lands \$335 million venture round

Exotec's robots traverse in three dimensions within warehouse storage racking and also travel autonomously across the warehouse floor.

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The math behind an Amazon delivery

How Long Does It Take Amazon to Process Your Order? From the time your order is received to the time it gets loaded on a truck?

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The top 8 supply chain technology themes in 2021

Supply Chain Innovations Can Provide Positive Impact on People, Performance and Industries.

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Sale

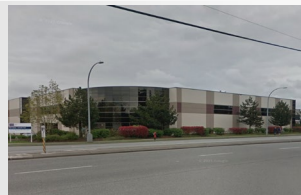


JLL Lease/Sale Transactions

Lease



Lease



	325 Silver Stream Kamloops	12850 112B Avenue Surrey	55 268th Street Langley
Address	325 Silver Stream Kamloops	12850 112B Avenue Surrey	55 268th Street Langley
Buyer/Tenant	Cedar Coast	Damon Motorcycles	Grabber Construction
Seller/Landlord	Silver Stream Business Park	Bosa Properties Inc.	-
Size	10 acres	109,820 SF	10,342 SF
Price	\$4,400,000		

Lease



Lease



Lease



JLL Lease Transactions

	100 – 1628 Derwent Way Delta	1492 Cliveden Avenue Delta	12990 Katonien Street Maple Ridge
Address	100 – 1628 Derwent Way Delta	1492 Cliveden Avenue Delta	12990 Katonien Street Maple Ridge
Tenant	EEko Couriers	Tria Solutions Limited	TKG Irrigation Ltd.
Landlord	Beedie	Sun Life	Kansen Group
Size	14,400 SF	7,888 SF	35,000 SF

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Montreal
Industrial Report

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