# METRO VANCOUVER INDUSTRIAL GROUP



## **JLL Transactions**

#### Where Will Interest Rates Go in 2023?

After a year in which the Bank of Canada raised its key overnight lending rate seven times in an attempt to slow down soaring inflation, most experts believe the Bank is set to take a breather in 2023.

View Article

JLL Sale

Transactions

Price

JLL Sale

**Transactions** 

Price

## **Top Disruptions That Shook Supply Chains in 2022**

Geopolitical conflicts, strike threats and weather-related disasters forced businesses to yet again adjust operations.

View Article

#### **Choppy Fiscal Seas Ahead** for Container Carriers and Terminals in 2023

Demand down, fleet capacity up on the transpacific and other major maritime shipping trade routes

View Article

#### **Global Supply Chains Face** 'Hangover' as Excess Demand Softens

It's not even the morning of New Year's Day and already there's talk in supplychain circles of the 2023 hangover.

View Article

#### **Strata Industrial Attracts Expanding Companies as Market Remains Tight**

Owner-occupiers shy from building their own space in challenging market

View Article

**SOLD** 

#### **Seven Supply Chain Predictions** for 2023

**SOLD** 

Seven Supply Chain Predictions for 2023 E-Commerce, Growth Markets, Green Building and More

View Article

#### **SOLD**



Address	1000-21000 Westminster Hwy Richmond
Buyer	Incoffee Enterprises
Seller	Private
Size	8,000 SF





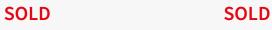
**SOLD** 

Richmond
Johnny Wong
PC Urban Holdings
5,159 SF
\$2,811,655



**SOLD** 

1140/1150-21331 Gordon Way Richmond
Sail Investments
PMKA Holdings
4,334 SF
\$2,317,370





**SOLD** 



\$2,008,000



228/230-13880 Wireless Way Richmond	7-11771 Horseshoe Way Richmond
Nobleway International	Private
13571 Sparwood Place Properties Limited Partnership	Private
3,723 SF	3,117 SF
\$1,955,000	\$1,888,000

# **SOLD**



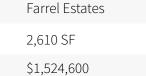
Size

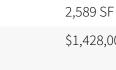
Price

JLL Sale

Price







# 3140-21331 Gordon Way Richmond

Lingyi Kong & Nan Yang Farrel Estates

13.92 Acres \$1,428,000 \$82,600,000

## **SOLD**

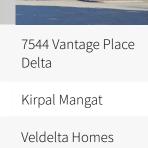


Transactions	
Address	7801 Vantage Way Delta
Buyer	Enviro Pallet Recovery

	Delta
Buyer	Enviro Pallet Recovery
Seller	Astria Vantage Nominee
Size	1.81 Acres

\$14.800.000

**SOLD** 



23,400 SF

\$8,100,000

7977 River Road Delta
Bernie Kooner
Private
2.52 Acres

\$7,238,000

7233 Progress Way

Kebet Holdings

Delta

Toyota



**SOLD** 

## **JLL Transactions**

**MEC Sets Out 2023 Plans With Investments in New Distribution Centre and Stores [CEO Interview]** 

Canadian retailer MEC is in growth mode as it commits to a new distribution centre in Campbell Heights

View Article

JLL Sale

Transactions

Address

Buyer

Seller

Size

Price

JLL Sale

Transactions

Address

Buyer

Seller

Size

Price

**PODCAST: Can We Convert Retail Dark Stores into Industrial Space?** 

Benefits and pitfalls of industrial occupiers converting traditional retail boxes to fulfillment centers

**View Podcast** 

**Did The Pandemic Really Kill Just-in-time? Experts Weigh in** 

As retailers struggle with inventory glut and overstocked warehouses, the lean operating model may need to make a comeback.

View Article

**More Shortages and Prices Hikes Forecasted for Construction's Supply Chain** 

Analysts and contractors break down prices and lead times for concrete, cement, steel, lumber, insulation, drywall and HVAC equipment in the coming year.

View Article

#### **PODCAST: Do Warehouses Need Green Certifications?**

Green certifications are becoming a norm in logistics amid pressure from investors and occupiers

**View Podcast** 

**SOLD** 

**Industrial Market Trends in Vancouver** and The B.C. Lower Mainland

Andrew Creighton of BC Building Science discusses many aspects of the Industrial marketplace in the Metro Vancouver and B.C. Lower Mainland area with host Gerald Tostowaryk.

**SOLD** 

View Article

**SOLD** 

**SOLD** 



6/7-7218 Progress Way 3-7449 Hume Avenue Delta Delta Private Delta View Holdings

Private **Voute Investments** 4,135 SF 3,050 SF \$2,068,000 \$1,500,000

**SOLD** 

1/2/3-5350 272 Street

King Hoe Holdings

**Private Investor** 

37,371 SF

\$19,489,051

Langcorp Developments &

Langley

**SOLD** 



8508 Ash Street Vancouver Private Sing Tao Newspapers 36,399 SF \$19,800,000

**SOLD** 



19676 Telegraph Trail Langley Spruce Ridge Holdings Trident Real Estate Partners

64,299 SF \$25,125,000

**SOLD** 

\$10,250,000



1497 Adanac Street Vancouver 43.0 Annex LLP Marba Investments 12,578 SF

JLL Sale Transactions

Address

Buyer

Seller

Size

Price

JLL Sale

Transactions

Seller

Size

Price



**SOLD** 

590 Dominion Avenue Port Coquitlam

Manvinder Kaur

\$10,650,000

Private

Kulwinder Singh Parmar & 5.00 Acres

\$14,500,000

60,442 SF

**SOLD** 

Dalla Zanna Properties

A2Z 010 Limited Partnership



**SOLD** 

7950 Enterprise Street Address Burnaby Private Buyer

Norco Management 49,447 SF \$21,100,000

325 Edworthy Way 4885 Cherry Creek Road **New Westminster** Port Alberni

West & Allen Investment Corporation

**CLCSC Holdings** 

17,233 SF

\$3,300,000

105-7337 North Fraser Way Burnaby

Natural Life Nutrition Private 13,952 SF

\$9,000,000

## **JLL Transactions**

#### "It's The Next Evolution": Why Stacked Industrial is on the Rise in Vancouver

It's often said that a certain amount of constraints can spur one's creativity, and that's exactly what has happened with the industrial real estate market in Vancouver and the advent of "stacked" industrial spaces.

View Article

#### **Vancouver Real Estate Agents** are Harnessing the Power of **Social Media**

By using apps like Instagram and Facebook, agents are getting more clients and listings

View Article

#### **The Buying Frenzy For Metro Vancouver Industrial Space is** Over

Rising interest rates have put a dent in sales of warehouses and industrial spaces around Metro Vancouver, but interest in leasing remains high

View Article

## **Metro Investors Cooling on Region's Commercial Strata**

View Article

High costs, interest rate hikes slow demand for strata space despite soaring lease rates

View Article

Officials intent on lowering inflation

back toward two per cent target at risk

of rising unemployment, slower growth

#### The Global Shipping Industry is **Fed Minutes Show Inflation** Facing a New Problem — Too Many **Resolve, Concern on Market** Views

Trends in global supply chains continue to flip as container prices fall and container depots fill up, logistics data show.

View Article

**Containers** 

#### **LEASED LEASED LEASED LEASED LEASED LEASED** JLL Lease JLL Lease **Transactions** Transactions 7880 Alderbridge Way 106-11471 Blacksmith Place 135-5751 Cedarbridge Way 140-5751 Cedarbridge Way 3900 Viking Way 300-13551 Commerce Parkway Address Address Richmond Richmond Richmond Richmond Richmond Richmond Size 2.5 Acres 17,703 SF 6,829 SF Size 4,426 SF 3,940 SF 3,549 SF Westcoast Persian & Tenant **BST Management** Rivian Automotive Canada Tenant Green Life Year Town Monument Supreme Performance Oriental Rug Company Peterson Crestwood Limited Landlord Wesfab Industries Goodwyn Enterprises Landlord Munch Holdings Goodwyn Enterprises Goodwyn Enterprises Partnership

#### **LEASED LEASED LEASED LEASED LEASED LEASED** JLL Lease JLL Lease Transactions Transactions 555/560-3771 Jacombs Road 155-11960 Hammersmith Way 120-4320 Viking Way 150-5751 Cedarbridge Way 125/130-5751 Cedarbridge Way 140-5811 Cedarbridge Way Address Address Richmond Richmond Richmond Richmond Richmond Richmond Size 3,520 SF 3,483 SF 3,440 SF Size 5,858 SF 4,950 SF 4,431 SF Peak Products Manufacturing Northrop Grumman Canada Gofor Industries U.P. Windows and Company J&S Sales BC Tenant Tenant B2BC Solutions Landlord Kingman Industries Limited Goodwyn Enterprises B.U.K. Investments Goodwyn Enterprises Landlord Jacombs 3000 Investments Goodwyn Enterprises

## **JLL Transactions**

# Construction Costs Set to Ease, Say Industrial Builders

Stalled projects are easing supply-chain pressures, pushing trades to seek work

View Article

# The Importance of Supply Chain vs. Supply Chain Competition

Clearly, supply chain as national policy is playing an increasing role in national security strategy.

View Article

### Industrial Appetite Swallowing Land as Far East as Chilliwack

Lower Mainland is running out of industrial land as the final sections are taken up in the eastern Fraser Valley at record-high prices

View Article

# PODCAST: The Building Blocks of a Net-Zero Warehouse

A sustainability mindset is increasingly prevalent at the construction stage in logistics

View Podcast

#### Retailers Clear Inventory, Automate in Pursuit of Supply Chain Normalcy

Ongoing promotional environments and cargo diversions are just a few of this year's most notable supply chain trends.

View Article

#### China's COVID Surge Poses 'Uncertainties' for Global Supply Chain. What About Canada?

What impacts could China's zero-COVID policy have on Canada?

View Article

#### **LEASED LEASED LEASED LEASED LEASED LEASED** JLL Lease JLL Lease **Transactions Transactions** 120-9969 River Way 100-1628 Derwent Way 750 Chester Road 535-3771 Jacombs Road 360-3771 Jacombs Road 415-3771 Jacombs Road Address Address Delta Richmond Richmond Richmond Delta Delta Size 2,927 SF 2,904 SF 2,827 SF Size 14,726 SF 14,440 SF 11,306 SF V5 International Trading Crantex Electric Wholesale OE&J Building Supplies Rockwell Automation Canada Eeko Couriers Inc. Tenant Tenant Amar Transport Landlord Landlord Ocean Ridge Holdings Jacombs 3000 Investments Jacombs 3000 Investments Jacombs 3000 Investments Kebet-446385 Joint Venture Yamaha Canada Music

	LEASED	LEASED	LEASED		LEASED	LEASED	LEASED
	LLASED	LLASED	LLASLU				
JLL Lease Transactions				JLL Lease Transactions			
Address	1170 Derwent Way Delta	1302/1308/1312 Cliveden Ave Delta	106-1511 Derwent Way Delta	Address	150-528 Annance Court Delta	210-669 Ridley Place Delta	104-7927 River Road Delta
Size	374,153 SF	52,942 SF	16,360 SF	Size	10,484 SF	5,958 SF	4,555 SF
Tenant	Confidential	Miele	Chewters Chocolates	Tenant	Vancouver Classics Enterprises	Cowry Canada Cabinets	Fantastic International Trading
Landlord	Beedie	Sun Life	B.U.K. Investments Ltd.	Landlord	Grosvenor Canada Limited	Amacon Holdings	SKAJ Consultants

## **JLL Transactions**

**Consumers Expect A Recession This** 

Year and Businesses Expect Sales to

Fall, Bank of Canada Surveys Find

#### Supply Chains 2022: A Year in **Pictures**

Rising inflation, strike threats and slowing demand triggered a wave of business uncertainty following months of growth. Take a look back at 13 memorable moments.

View Article

JLL Lease

Transactions

Address

Size

Tenant

JLL Lease

Transactions

Address

Size

Tenant

Landlord

#### Riding the Real Estate Roller-**Coaster: The Uncertainty of** Inflation

What is inflation? What caused it in 2022? Why is it hard to predict? What are the differences between 2022 and 1970s inflation?

View Article

#### **Metro Vancouver Industrial Market Remains Tight as 2023 Begins**

No relief in sight as most space spoken for months ahead of completion

View Article

#### **Zeroing in on Middle Miles** as A Lever For Supply Chain **Improvements**

The underlooked "middle mile" of the logistics industry and how it affects the supply chain

View Article

## **Amazon Will Take Years to Recover** From A Warehouse Overbuilding **Binge During the Pandemic**

Amazon scales back on warehouse expansion after committing to too much space in response to pandemic-era demand

About 70 per cent of businesses and consumers expect Canada's economy to contract this year

View Article

# **LEASED**

#### **LEASED**

7977 River Road Delta Surrey 4,200 SF 93,314 SF

Landlord Private

110-117-18822 24th Avenue

Iron Mountain

Onni

#### **LEASED**



3225 194th Street Surrey

80,986 SF

Campbell Warehousing

Sherwood Investments

#### **LEASED**

## JLL Lease *Transactions*

Address

Landlord

4848 275th Street Langley

Size 27,396 SF

Tenant Cozey

Private

## **LEASED**

View Article



2/3-19676 Telegraph Trail Langley

25,446 SF

New Air Refrigeration

Telegraph Ridge Holdings

## **LEASED**



20120 102B Avenue Langley

12,756 SF

Western Pacific Enterprises

**LEASED** 

Private

## **LEASED**

**Dupro Products** 

7678 132nd Street

Surrey

21,120 SF

NCI Canada

## **LEASED**



Surrey

Beacon Roofing Supply Canada

12086 90th Avenue 12,547 SF

Private Partab Holdings

#### **LEASED**



105/106/107-5350 275th Street Langley

37,528 SF Private

Private

JLL Lease

Transactions

Address

Size

Tenant



Burnaby

Landlord

**LEASED** 



7990 Enterprise Street

66,000 SF

Amgen British Columbia

Beedie

## **LEASED**



100-5566 Trapp Avenue Burnaby

25,434 SF

Iron Mountain

Big Bend Equities

Lennox Industries

2962 Lake City Way

Burnaby

16,632 SF

Hermac Investments

# **JLL Transactions**

#### Tens of Thousands of Canadians Could Default on Mortgages Due to Rising Rates, Bank CEOs Say

The CEOs of Canada's big banks said borrowers "vulnerable" to default are just a small percentage of customers, but other mortgage-holders will also have to adjust their spending.

View Article

#### JLL Expands Strategic Partnership With Manulife Investment Management

JLL will provide property management services on a 29-million-square-foot portfolio to drive operational efficiencies and advance the net-zero carbon transition

View Article

#### Inventory Excess Dampens Lunar New Year Air Freight Demand

Paired with early factory closures, shippers should evaluate forecasts and adjust ordering processes, stakeholders say.

View Article

## What the Latest Warehouse Data Is Signaling About Inflation and the Economy

As supply chain inflation has slowed, national warehouse storage rates remain elevated, but did not rise quarter over quarter to end 2022

View Article

## Warehouse Automation: What to Expect in 2023

Industry experts expect to see an increase in adoption over the next 5 years driven by several trends

View Article

#### VIDEO: How China's Covid Shutdowns Keep Hitting Global Supply Chains

China's "zero-Covid" policies have begun to stall global supply chains

Play Video

#### **LEASED LEASED LEASED LEASED LEASED LEASED** JLL Lease JLL Lease Transactions **Transactions** 1450 Hartley Avenue 107/108 -155 Glacier Street 210 12th Street 3-5895 Trapp Avenue 3140-580 Nicola Avenue 1876 West 1st Street Address Address Burnaby Port Coquitlam Vancouver Coquitlam Coquitlam **New Westminster** Size 11,842 SF 3,643 SF 8,100 SF Size 12,443 SF 11,161 SF 9,885 SF Kyocera Document Tenant Ballard Power Systems Private Tenant Canada Post Corporation Euro Biological Private Solutions Canada

	,	Solutions Canada					
Landlord	Sherwood Investments	Raton Azul Holdings	Private	Landlord	LeComte Enterprises	Pinnacle International Realty Group II	Butt Enterprises
	LEASED	LEASED	LEASED		LEASED	LEASED	
JLL Lease Transactions				JLL Lease Transactions			
Address	8288 & 8290 St. George Street Vancouver	3-615 David Street Victoria	3-325 Silver Stream Road Kamloops	Address	201-204 19265 Airport Way Pitt Meadows	5/6-2800 Argentia Road Mississauga, Ontario	
Size	3,520 SF	1,670 SF	65,517 SF	Size	78,861 SF	8,141 SF	
Tenant	Private	Lockheed Martin Canada	North Country Tire Distributors	Tenant	Univar Solutions	Interlock Industries (Ont.)	
Landlord	Raykang International Trading	Private	Cedar Coast	Landlord	Onni	The Canada Life Assurance & The Canada Life Insurance	

#### **Massive Canada Jobs Gain Boosts Likelihood of Another Rate Hike**

Canada added 104,000 jobs in December, blowing past estimates.

View Article

#### **Why Those Waiting for A Return** to Normal in Commercial Real **Estate Will Get Left Behind**

Invanhoé Cambridge CEO Nathalie Palladitcheff says adaptation is key to success in 2023

View Article

#### WEBINAR: Supply Chain, Logistics & Real Estate: what is the outlook for 2023?

Rising costs, inflation, and rising inventories are amongst the many topics that JLL taps into in their latest supply chain webinar

View Webinar

## **SUBLEASED**

JLL Lease Transactions 110-2800 Viking Way



Tenant

Sunny Charm Enterprise

Landlord Midland Appliance **SUBLEASED** 



8023 Enterprise Street Burnaby

10,350 SF

24 Seven Services Centre

Global Mineral Research Limited

**SUBLEASED** 



103-19033 54th Avenue

Surrey

7,128 SF

**EMCO** Corporation

Brock Canada West

# **Click to view JLL Industrial Insight Reports:**











Toronto



Montreal



Click here to view our listings







# Contact

#### METRO VANCOUVER INDUSTRIAL GROUP



Baktash Kasraei, SIOR Practice Lead +1 604 998 6016 baktash.kasraei@jll.com



Bruno Fiorvento\*
Executive Vice President
+1 604 998 6006
bruno.fiorvento@jll.com



Jonathan Jassebi\* Vice President +1 604 998 6141 jonathan.jassebi@jll.com



Mark Callaghan Associate Vice President +1 604 803 5620 mark.callaghan@jll.com



Holly Feniak Licensed Brokerage Coordinator +1 604 998 6139 holly.feniak@jll.com



Yalda Kangarani Design & Marketing +1 778 589 4004 yalda.kangarani@jll.com



Mike Thompson\*
Executive Vice President
+1 604 809 5836
mike.thompson@jll.com



Casey Bell\*
Executive Vice President
+1 604 340 3173
casey.bell@jll.com



Stefan Morissette\*
Senior Vice President
+1 604 657 0801
stefan.morissette@jll.com



**Keegan Matheson**Associate
+1 778 991 9406
keegan.matheson@jll.com



Jeshin Toor
Brokerage Coordinator
+1 604 360 6593
jeshin.toor@jll.com



Marga Chan Research Analyst +1 778 929 6907 marga.chan@jll.com