Position Your Business for the Future.

Delta iPort is a market-leading, tier-1 distribution centre campus located adjacent to the Roberts Bank Superport. Delta iPort offers the largest speculative distribution centres in Metro Vancouver which can accommodate tenants from 113,000 square feet up to 1,080,000 square feet.

Locate your distribution and logistics operations at Canada’s global shipping gateway.

Welcome to Delta iPort.
Delta iPort

DRIVEN BY NUMBERS

Vancouver, as “Canada’s Gateway to the Pacific”, provides shippers with competitive advantages that are fueling container volume growth and new infrastructure investment.
It’s All About The Location
PROXIMITY IS KEY

Situate your import distribution centre at Delta iPort to optimize operating efficiencies and minimize transportation costs.
The iPort Difference
Building 2 offers market-leading features including:

- Double-load design
- Flexible demising options on north-south and east-west building axes
- 183’ secured loading courts
- 36’ clear ceiling height
- 82 dock doors and 4 drive-in loading docks
- 60’ staging bay
- 58’6”(w) x 53’9”(d) column spacing
- 750 lb per square foot floor load
- LED warehouse lighting on motion sensors
- ESFR sprinklers

This market-leading, tier-1 distribution centre campus is designed to provide optimum transportation and operating efficiencies for your supply chain.

Delta iPort comprises 57 acres within a 330-acre industrial business park, and consists of three distribution centres for lease totaling more than 1,000,000 square feet.
Reduced operational and drayage costs

Situate your import distribution centre at Delta iPort to optimize operating efficiencies and minimize transportation costs – potential savings could exceed CDN$ 10 million over a 10-year period.
The numbers add up to savings

For import operations with significant volumes of container movement, the relative benefit of a particular location is impacted by the cost of dray services. To illustrate these dray factors, the following prototypical import deconsolidation facility is used.

Land Area: 20 Acres
Building Area: 200,000 SF
Annual Containers Received: 10,000 x 40’ Containers
 Lease Term: 10 Years
Discount Rate: 8%

*The following chart and table show the required reduction in rental rate needed to offset the increased dray service costs, broken down by the percentage of containers that are sent to off-dock facilities.

To better illustrate the cost differences and establish an equilibrium between rental rate and the increased dray service costs for a location in Campbell Heights relative to a location at iPort, the rental rate would have to be $3.72 to $5.96 less per square foot than the rental rate at iPort. Similarly, the effective rental rate in East Richmond would have to be between $0.88 and $1.10 less per square foot. Due to the reduced cost of dray services to iPort compared to other locations, the present value of potential savings could exceed CDN$ 10 million when measured over a 10-year period.

Regardless of whether import containers are returned to a Port of Vancouver facility or transported to an off-dock container yard, Delta iPort offers the lowest-cost alternative for dray services.
Delta iPort provides direct access to Deltaport Way and the South Fraser Perimeter Road, a toll-free expressway connecting Deltaport to Highways 91 and 99, the CN Intermodal Yard and the Trans-Canada Freeway.
## Distance from Delta iPort

(4189 Salish Sea Way, Delta)

<table>
<thead>
<tr>
<th>Destination</th>
<th>Minutes</th>
<th>Kilometres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway 17 - South Fraser Perimeter Road</td>
<td>4</td>
<td>5.0</td>
</tr>
<tr>
<td>Highway 99</td>
<td>7</td>
<td>10.2</td>
</tr>
<tr>
<td>Highway 91</td>
<td>14</td>
<td>20.3</td>
</tr>
<tr>
<td>Highway 10</td>
<td>14</td>
<td>21.0</td>
</tr>
<tr>
<td>Vancouver International Airport</td>
<td>21</td>
<td>27.6</td>
</tr>
<tr>
<td>Canada - U.S. Border</td>
<td>23</td>
<td>35.5</td>
</tr>
<tr>
<td>CN Intermodal Yard</td>
<td>29</td>
<td>40.2</td>
</tr>
<tr>
<td>Highway 1 - Trans-Canada Highway</td>
<td>30</td>
<td>35.4</td>
</tr>
<tr>
<td>CP Intermodal Yard</td>
<td>43</td>
<td>57.0</td>
</tr>
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</table>

Date of analysis: May 17, 2016. Drive times represent estimates.
Delta iPort is perfectly positioned for efficient transportation. The new 41B Street interchange is a rail and road flyover to Deltaport Way, which provides southbound access to Roberts Bank and eastbound access to Highway 17. Inbound traffic from Deltaport accesses the site directly via 27B Avenue.
Delta iPort is as ideally located for lifestyle as it is for business. The ever-growing seaside community of Tsawwassen offers a variety of options for employers and employees alike to live, shop and play.

Within walking distance, developers are building 2,500 new homes. A few minutes away are the newest area amenities including the Tsawwassen Springs master-planned community with an 18-hole golf course, the Tsawwassen Mills and Tsawwassen Commons Shopping Centres, as well as other attractive recreational and entertainment options.

Area amenities include:
» Milestones Grill + Bar
» Walmart
» Canadian Tire
» Tim Hortons
» Starbucks

» Quiznos
» Wings Tap & Grill
» Nando’s
» A & W
» Bass Pro Shops
GWL Realty Advisors is one of Canada’s largest commercial real estate companies, providing market-leading investment and asset management services for institutional clients, as well as first class property management and leasing services to tenants. GWL Realty Advisors is known for delivering results, for strong corporate governance, management of clients’ assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

GWL Realty Advisors has developed or acquired, and actively manages, approximately 19 million square feet of industrial real estate, comprised of 70 properties across Canada. Our regional management structure means personnel located in core markets across the country understand local market dynamics and are better able to serve tenants’ needs in terms of design, construction, direct property management and leasing services offered.

HOOPP is one of Canada’s largest property owners and developers with over 11 billion dollars in global real estate assets. In total, HOOPP owns more than 35 million square feet of office, industrial, retail and apartment buildings. This includes assets located throughout Canada, as well as Western Europe, the United Kingdom and the United States.

HOOPP has employed a build to core strategy, in which they look to develop best in class assets to own long term. HOOPP has successfully developed numerous large scale industrial projects throughout Canada as well as internationally. These projects have been leased to a variety of Fortune 500 as well as national tenants. HOOPP currently owns 14 million square feet of existing industrial space across its real estate portfolio, with an additional 1.8 million square feet currently under development, and 550 acres of future developable land. HOOPP has developed and leased industrial assets to a variety of international and national tenants including Amazon, DHL, BMW, SCI Logistics, Mabe, and Sun Products.

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The foundation of our service is the strength and depth of our specialists. As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long-term relationships and comprehensive market insight. Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.
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