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Vancouver Industrial

WESGROUP WELCOMES TEXCAN TO PACIFIC LINK BUSINESS PARK

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Wire and cable distributor Texcan has **consolidated** its operations at a custom 105k SF office/warehouse at Wesgroup Properties' **Pacific Link Business Park** in Surrey. Developer **David Wesik** walks us through the deal.



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Texcan moved its distribution centre from **Anacis Island** to a 75k SF build-to-suit

warehouse at Pacific Link. The complex includes a **30k SF office** for 100 staffers, so Texcan can consolidate admin functions of its local **sister companies**. This is the largest facility at Wesgroup's **84-acre** park, also home to **FedEx Freight**, Hostess/Frito Lay, Pacific Coast Express, QuikX, Williams Machinery and Lordco Auto Parts, among others. David says the Texcan deal **validates** Bridgeview as a top **logistical** location for industrial users (with direct access to South Fraser Perimeter Road) but also one that's suitable for head offices.



Wesgroup signed a **long-term** lease with Texcan in spring 2014 and construction of the custom-designed facility, at Scott Road and 103A Avenue, took roughly a year. David says the complex's sizeable office component is a **game changer** for the South Westminster/Bridgeview node. “Thirty-thousand square feet—that’s a big office deal for Surrey unto itself.” And with next to no vacant industrial land in that area, and “highly fragmented” ownership of plots, “there hasn’t been any other **meaningful** industrial development here.”



Wesgroup acquired the Pacific Link site in 2004 (formerly an **auto-wrecking** yard, it required substantial remediation) and is two-thirds of the way through its development, with **17 acres** remaining. “This was a **bet on location**,” David explains, noting that SFPR was still in the conceptual stage when Wesgroup bought the property. “If you drop a pin in the centre of the region, you land at Pacific Link.” Seven industrial buildings are up so far, plus a three-pad retail village. And Wesgroup soon starts construction on a 23k SF build, this one done **on spec**, as will future phases if need be, says David. “We’re feeling pretty **bullish**.”





At Wesgroup's **Brewery District in New Westminster**, three commercial buildings are done and zoning is in place for four residential towers, **one of them purpose-built rental**, which Wesgroup will own. And at **River District** (above)—**a 7M SF development on Marine Drive**—three condo towers are under construction, another launches soon, and a six-storey wood-frame **rental building** is planned. The goal, says David: deliver 200 to 300 units a year at River District, where his firm has a conditional deal for a 17k SF **liquor store** and is finalizing a **grocery store** lease. "So we've still got a **decade or two** of building left there."

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