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TSAWWASSEN FIRST NATION

# 4456 Salish Sea Way

## Tenants Information Guide

**Available via RFP process starting in Summer 2026!**

**22.5 acres** of prime, trade-enabled industrial land  
Ideal for Asia-Pacific Gateway logistics



## Investment opportunity

Tsawwassen First Nation (TFN) is advancing a bold vision to deliver a nationally significant trade-enabling industrial hub on our land, which adjoins Canada's largest port gateway at Roberts Bank.

Building on the success of Phase 1, TFN Economic Development Corporation (TEDC) is launching Phase 2A of TFN's Industrial Lands program with a 22.5-acre, development ready, trade-enabling site at **4456 Salish Sea Way** (southwest corner of Salish Sea Way and Dragonfly Drive). This site is one of the most strategically located industrial opportunities in Metro Vancouver available for ground lease and development.

Optimized for port-oriented logistics, distribution, and goods movement operations, this investment opportunity will support Canadian jobs, climate stewardship, and community building.

### Key benefits:

#### Location

- 7 minute drayage from Canada's largest container terminal
- Excellent road access near Highways 17 and 17A
- Connects to the region's fastest growing residential communities with transit, bike, and walking routes

#### Land title & use

- TFN owned fee simple land with no overlapping or co-existing title risk or entitlement ambiguity
- Pre-zoned, with clear development approval process and taxation policies
- Available by way of a 60-year ground lease with potential extension to 99 years

#### Supply & Demand

- Severely limited supply of 10–25+ acre industrial sites in Metro Vancouver
- Helps meet structural shortage of sites for regional and national logistics and distribution users

#### Working with TFN

- Aligned landowner and regulator
- Committed to economic participation, durable leasehold relationships, and long-term stewardship mindset

## Proven delivery

Phase 1 (1.8 million sq. ft) was successfully delivered in partnership with Great West Life / Healthcare of Ontario Pension Plan (HOOPP), Beedie, EuroAsia, and the Vancouver Fraser Port Authority over the past 10 years and is now home to tenants like Amazon, Pantos Logistics, and Samsung Electronics. Phase 2 will be delivered through a three-stage, parcel-specific program, designed to support a complete and resilient industrial community.





Key trade destinations within an hour drive of the Phase 1 and 2 TFN Industrial Lands



## Strategic & Valuable Land

Phase 2 is strategically adjacent to the Port of Vancouver:

- Canada's largest port and North America's third largest for total foreign cargo and foreign exports
- Handles approximately \$350 billion worth of cargo annually
- Reached 3.78 million containers (TEU) in 2025

TFN's comprehensive market and land suitability study (2025) confirmed a structural shortage of serviced industrial land in Metro Vancouver, particularly large-format parcels exceeding 10 to 25+ acres that can efficiently accommodate modern logistics facilities with high clear heights, large truck courts, and circulation-intensive operations.

For Phase 2, TFN is focused on trade-enabling developments that support a healthy and resilient Asia-Pacific Gateway and regional goods movement.

**4456 Salish Sea Way** is one of a very limited number of opportunities in Metro Vancouver capable of supporting this kind of development at scale, and is expected to increase in strategic importance over time.



## Environment

Industry and environment can coexist. TFN land use planning places a high priority on the natural environment. **4456 Salish Sea Way** will feature surrounding parkland, developed by TFN, with native plants landscaping and habitat compensation achieved through Tsawwassen's development vision that will be a benefit to surrounding lands and waters, the TFN community, and future employees. Developing here is an investment in high-yield logistics, with proponents encouraged to explore renewal energy source opportunities.



## Stable property taxes

TFN lands are subject to property taxation under TFN Taxation Laws. Property taxes are payable by lessees and are intended to be competitive and predictable relative to surrounding municipalities.

TFN's long-term tax strategy is based on equitably allocating the cost of early infrastructure investments, appropriate for full build out of TFN lands. TEDC intends to balance cost recovery of early completion with full build out so current and future leaseholders share costs equitably.



## About Tsawwassen First Nation

Tsawwassen First Nation (TFN) is a self-governing First Nation and a full member of Metro Vancouver with law-making, land use planning, and development powers over its land base of 1,800 acres.

TFN and its subsidiary companies advance industrial development primarily as a landlord through long-term ground leases to generate stable own-source revenues. TFN's multi-generational industrial development strategy is guided by three pillars: **Culture, Care, and Community.**



## Learn more and get involved

TEDC is seeking excellent tenants to enter into long term ground lease relationships on these lands. TEDC is actively seeking qualified industrial developers and operators to participate in Phase 2 through a competitive RFP process for **4456 Salish Sea Way.**

TFN seeks lessees who demonstrate:

- Proven industrial development experience
- Experience operating under ground lease structures
- Strong financial capacity
- Alignment with TFN values and Reconciliation objectives

## Next steps

The Request for Proposals ("RFP") is available on Tsawwassen First Nation's website at the following link: [www.tsawwassenfirstnation.com](http://www.tsawwassenfirstnation.com).

The RFP will also be posted to BC Bid.

The RFP provides instructions on how to register for the RFP process. Should you have any questions on registering for the RFP please contact [industrial@tsawwassenfirstnation.com](mailto:industrial@tsawwassenfirstnation.com) for clarification.



Artist's rendering of future build concept

