metrovancouver | REGIONAL PLANNING

Industrial Lands Inventory 2025

EXECUTIVE SUMMARY

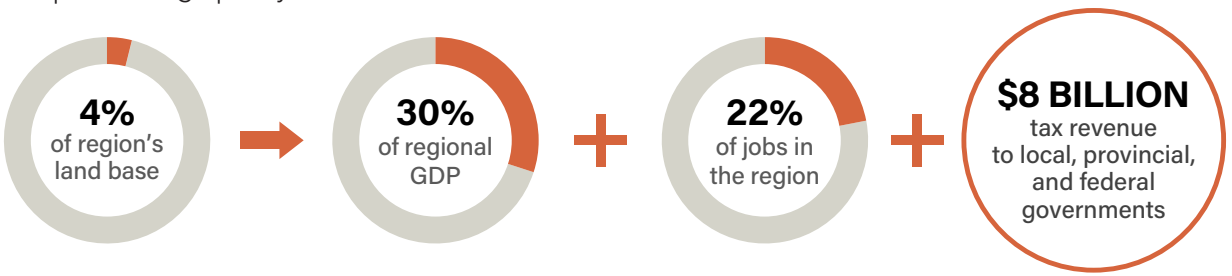
Tracking the Region's Industrial Lands

Updated every five years, the inventory provides critical data for planners, policymakers, and businesses working to protect and enhance industrial capacity.

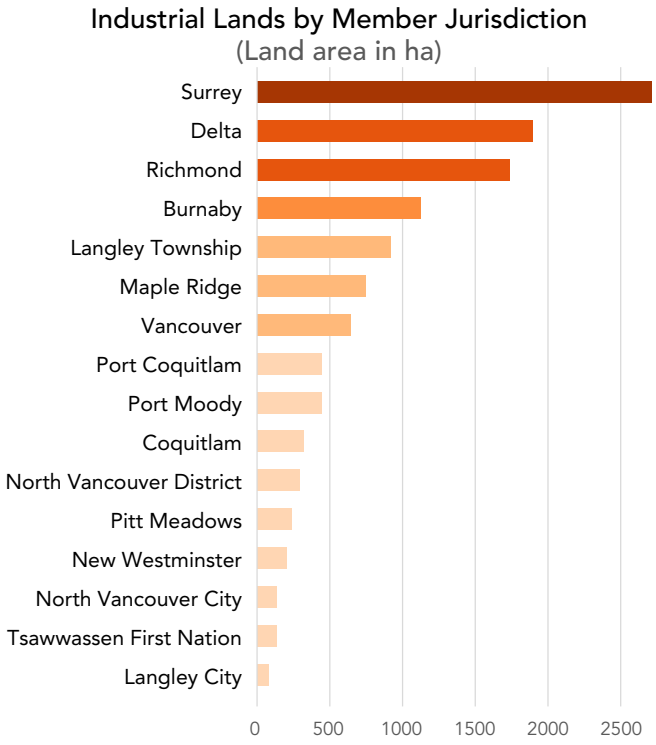
Industrial lands are essential to the region's economy

Industrial lands support jobs, local businesses, transportation, utilities, and manufacturing, as well as enabling international trade. The region has ~12,000 hectares of industrial lands, of which 9,000 ha are currently in industrial use.

Despite making up only 4% of the total land base, industrial lands account for:







Most industrial lands are in the south and east areas of the region

Over 50% of all industrial lands are in Surrey, Delta, and Richmond. Maple Ridge, Surrey, and Delta have the most vacant land designated for future industrial development.

Industrial lands grew slightly between 2020 and 2025

The industrial land base increased by 195 ha (2%) — equivalent to about 20 large warehouse sites. Despite this modest growth, continued efforts to protect and expand industrial capacity are necessary to meet the needs of a growing region.

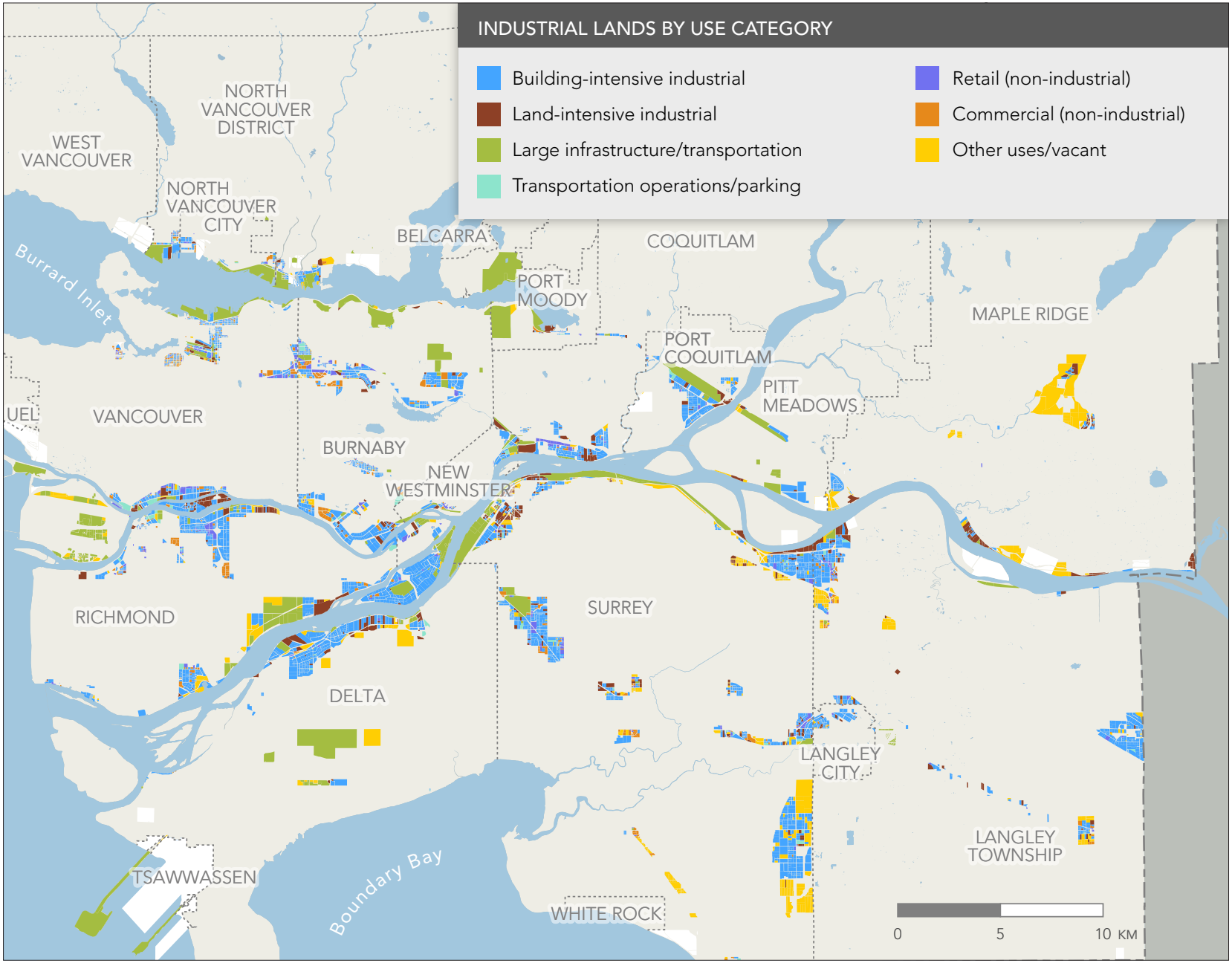
Industrial uses are facing pressure and displacement

Since 2020, 65% of lands removed from the inventory had an industrial use, indicating that businesses operating on these sites may be displaced. Commercial and retail uses make up 6% of industrial lands, reducing capacity for industrial activities.

Industrial uses are shifting away from Urban Centres

Industrial lands within Urban Centres continue to face redevelopment pressure for housing and other uses.

At the same time, new industrial lands tend to be further from major population centres and less accessible by transit. Longer travel distances for workers and goods may increase transportation costs and greenhouse gas emissions.



FIND OUT MORE

Read the 2025 Industrial Lands Inventory Report

Use the interactive map

Questions? Contact us:
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