



West Coast Blueberry Farms Ltd. | operating as West Coast Cross Dock & Cold Storage

13753 Hale Road, Pitt Meadows, BC V3Y 1Z1 | 604-465-6600 | pavan@westcoastblueberryfarms.com

Facility Profile

Cold Storage, Cross-Dock & 3PL Warehousing | Metro Vancouver, British Columbia

West Coast Blueberry Farms Ltd., operating as West Coast Cross Dock & Cold Storage, provides cold storage, cross-docking, and 3PL warehousing for produce and temperature-sensitive freight moving through Western Canada. We work with logistics providers, brokers, importers, and distributors who need certified capacity in the Lower Mainland without operating a facility of their own.

Facility Overview

West Coast Blueberry Farms Ltd. operates a purpose-built cold storage, cross-dock, and 3PL warehousing facility in Pitt Meadows, BC — 25 minutes from the Fraser Valley border crossings and well positioned to serve Metro Vancouver, Vancouver Island, and Western Canada retail distribution networks.

Location	13753 Hale Road, Pitt Meadows, BC V3Y 1Z1
Total Building	114,449 sq ft 30 ft clear height
Cold Storage	36,104 sq ft total — 16,378 sq ft across three coolers + 19,726 sq ft freezer
Loading Docks	12 total — 9 serving coolers/freezer, 3 serving ambient warehouse
Established	March 2019

Port Access

Our Pitt Meadows location gives efficient drayage access to both major Lower Mainland container terminals:

- **Port of Vancouver (Vanterm/Centerm terminals):** ~45–55 minutes under normal traffic (~40 km via Highway 1 East)
- **Deltaport (Roberts Bank):** ~60–75 minutes under normal traffic (~60–65 km via Highway 17 South Fraser Perimeter Rd → Highway 91 → Highway 1 East)

Services

- Inbound receiving, QC, and re-grading for chilled, frozen, and ambient product
- Cross-docking and container de-stuffing
- Retail-compliant palletization and order staging for major retail DCs, including Walmart and Costco
- Frozen (IQF) and chilled cold storage, with blast-freeze capability
- 3PL warehousing, inventory management, and outbound shipping coordination

Products We Handle

Our facility handles a broad range of fresh, frozen, and ambient product across the temperature ranges and QC requirements typical of the produce trade:

- Fresh tomatoes

- Citrus — mandarins, navel and Valencia oranges, grapefruit
- Tropical and specialty — mangoes, avocados, pomegranates
- Fresh blueberries
- Frozen fruits and vegetables — IQF blueberry, mango, pineapple, strawberry, corn, mixed vegetables, and more
- Dry packaged goods

Each of these commodities carries its own temperature requirement, and the margin for error is narrow. We treat unbroken cold chain as the core of the service: product is temperature-checked and recorded at receiving, held at its specified range under continuous monitoring, and verified again at loading. Pulp temperatures and trailer conditions are documented on both ends, so the chain is traceable rather than assumed.

Certifications & Compliance

Our facility maintains the food-safety and insurance credentials required to support retail and import/export supply chains:

- SQF Food Safety Code: Storage and Distribution, Edition 9 — Certificate #91580, Category 26 (Ambient, Chilled, and Frozen Warehouse), certified by Intertek SAI Global under JAS-ANZ accreditation, valid through July 14, 2027
- Active, positive-status CFIA registration
- \$5,000,000 Commercial General Liability (each occurrence and aggregate) and \$500,000 Tenants Legal Liability, underwritten by Intact Insurance Company, current through March 2027
- Zero claims or damage record to date

How We Work

Retail DCs and grocery chains do not forgive errors on staging and shipping, and a rejected load is expensive for everyone in the chain. We take that on as our responsibility: inbound loads are inspected and verified on arrival, product is QC'd and graded, temperature is held and documented throughout, and orders are built and shipped to each customer's stated specifications. Getting those details right, consistently, is the service we provide.

We support produce and cold-chain broker clients through this facility today, and can serve as either additional capacity alongside an existing arrangement or as a standalone Western Canada partner. Facility photos, references, and capacity details are available on request.

Contact

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