

An aerial photograph of an industrial area. In the top left, a wide river flows. To the right, a multi-lane highway runs diagonally. The central part of the image shows several large industrial buildings with grey roofs. In the foreground, a large, rectangular area is highlighted with a white border and filled with a blue, textured overlay, representing the truck yard for lease. This area contains several semi-trailers and other vehicles. The background shows more industrial structures and a distant city skyline.

Colliers

6581 River Road, Delta

For Lease Strategic Truck Yard Opportunity Minutes from Highway 17, Highway 91, Highway 99 & Deltaport

Industrial-zoned yard offering exceptional regional connectivity for trucking, fleet operations, equipment storage and contractor uses.

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Accelerating success.

OPPORTUNITY

Strategic Location - Operational Advantage

Capitalize on exceptional access to Metro Vancouver's major transportation routes. This fully fenced industrial yard is ideally suited for trucking, logistics, equipment storage and contractor operations seeking greater efficiency and faster turnaround times.

SITE SIZE*

1.22 Acres (53,143 SF)

*All measurements are approximate and to be verified by the tenant

PROPERTY HIGHLIGHTS

- Strategic location minutes from Highways 17, 91, 99 and the South Fraser Perimeter Road
- Fully fenced and gravelled industrial yard
- Excellent truck access with ample turning radius for commercial vehicles
- Reduce fuel costs and improve fleet efficiency with exceptional regional connectivity
- Ideal for truck parking, trailer storage, container storage and equipment staging
- Secure, move-in-ready yard for transportation, construction and industrial users
- Competitive logistics location serving Metro Vancouver, Deltaport and the U.S. border

PROPERTY TAXES (2025)

\$73,666.34

LEASE RATE

\$5.25 per SF per annum

AVAILABILITY

October 1, 2026



