



# For Lease

UNIT 104

## 7927 River Road, Delta, BC

4,559 SF Industrial Strata Unit for Lease  
in the desirable Tilbury Industrial Park

**CBRE**

#104 - 7927 River Road  
Delta, BC



## Industrial Space | For Lease



## Opportunity

CBRE Limited and the Integrated Industrial & Logistics team are pleased to present the opportunity to lease unit 104 at the DECA Business Centre. The project was built by Beedie in 2020 and is equipped with best-in-class specifications including LED lighting, skylights, gas fired unit heaters, 24' ceiling heights, ESFR sprinklers, 3-phase power and large grade loading doors.

## Space Features



### Construction

Built by Beedie concrete tilt-up insulated panels



### Floor Load

500 lbs PSF in warehouse



### HEATING

Gas-fired



### Loading

Oversized grade loading (12' x 14')



### Electrical Service

200 Amps, 347/600 Vol



### Lighting

LED



### Ceiling Height

24' clear



### Sprinkler

ESFR system



### Parking

Eight (8) designated parking stalls

## Property Details

Available Space

**Unit 104 - 4,559 SF**

Asking Lease Rate

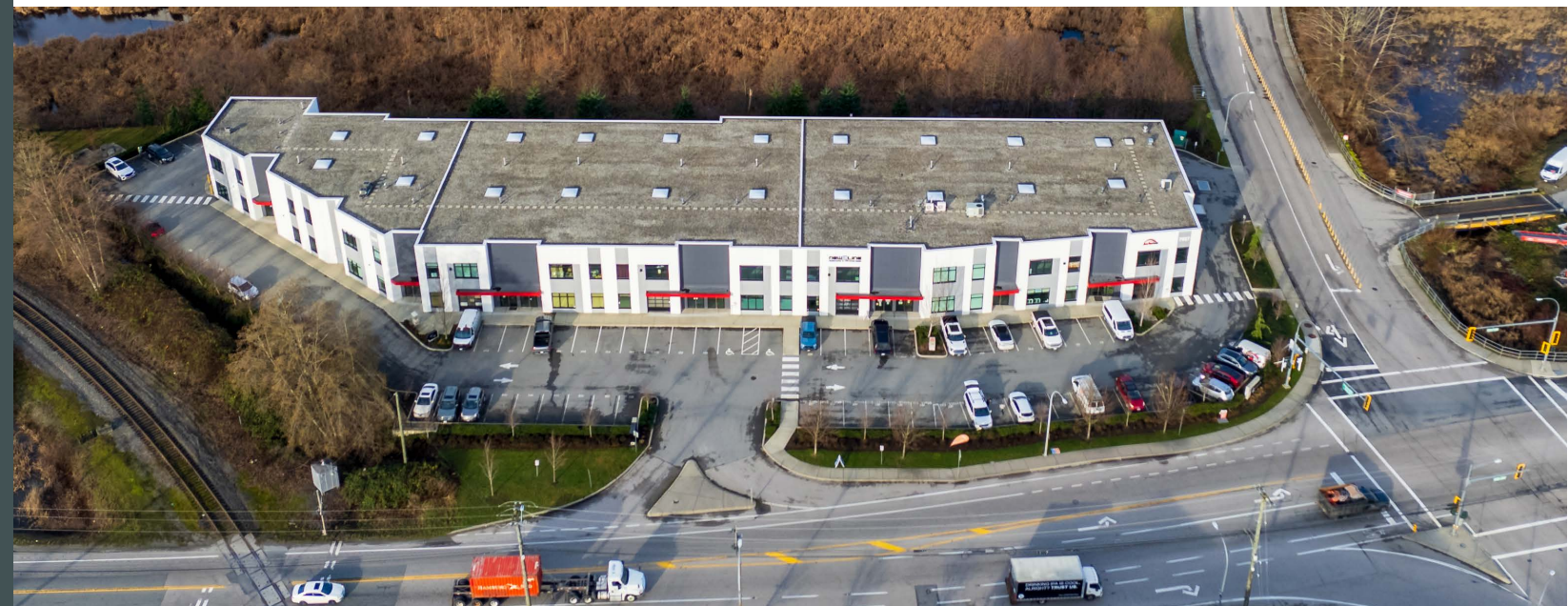
**Contact Listing Agent**

Additional Rent

**\$7.25 PSF (2026 est.)**

Availability

**Flexible with notice**



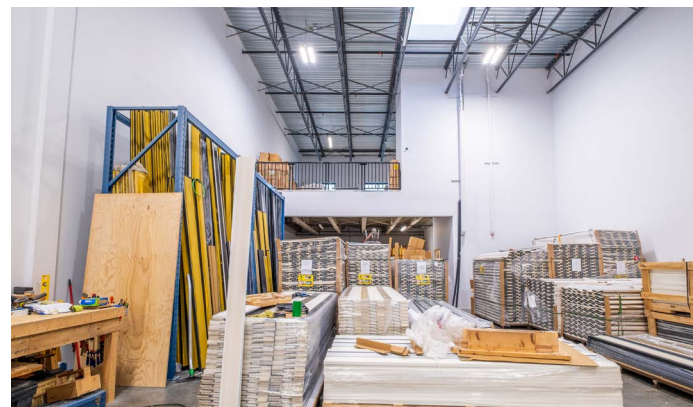
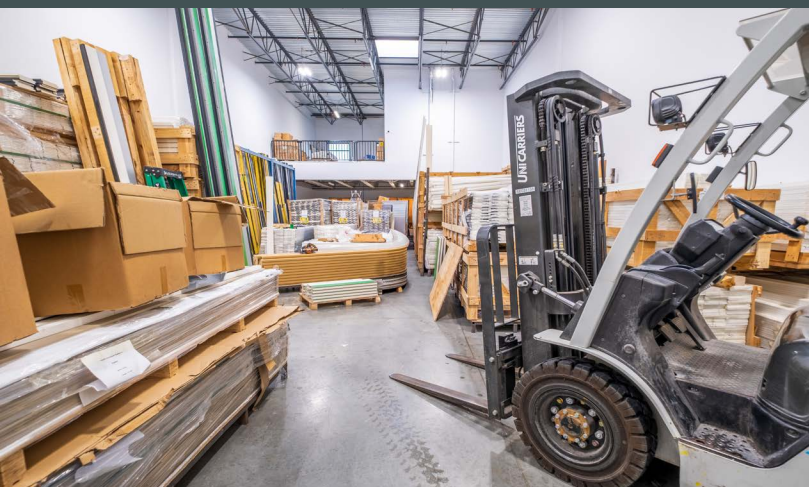
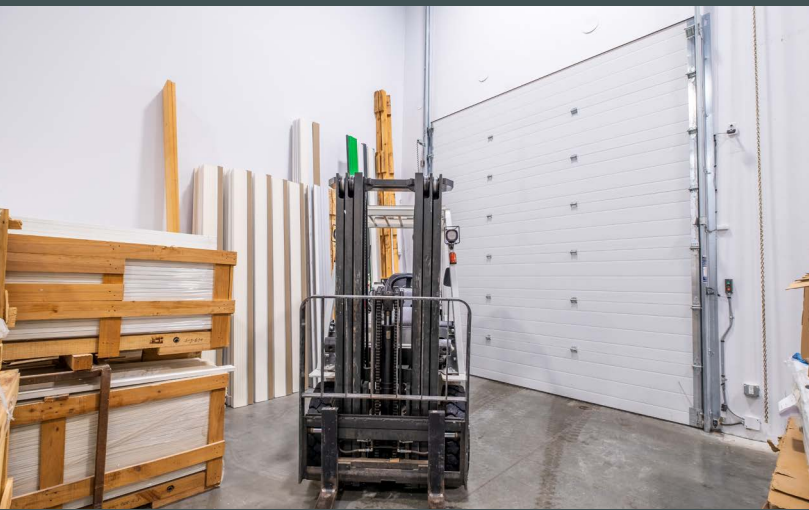
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### Area Breakdown

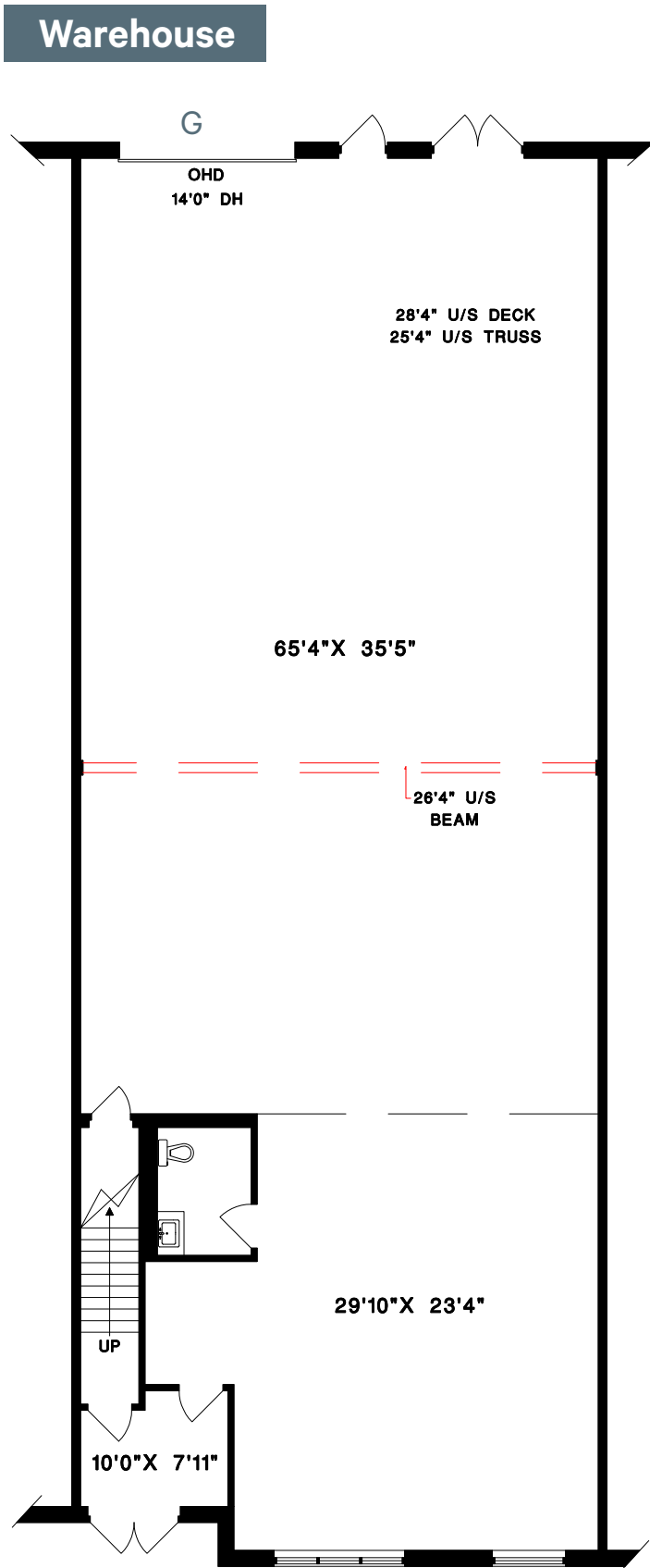
Warehouse	3,475 SF
Mezzanine Office	1,084 SF
<b>Total</b>	<b>4,559 SF</b>

### Legend

- Mezzanine Office
- G = Grade loading door



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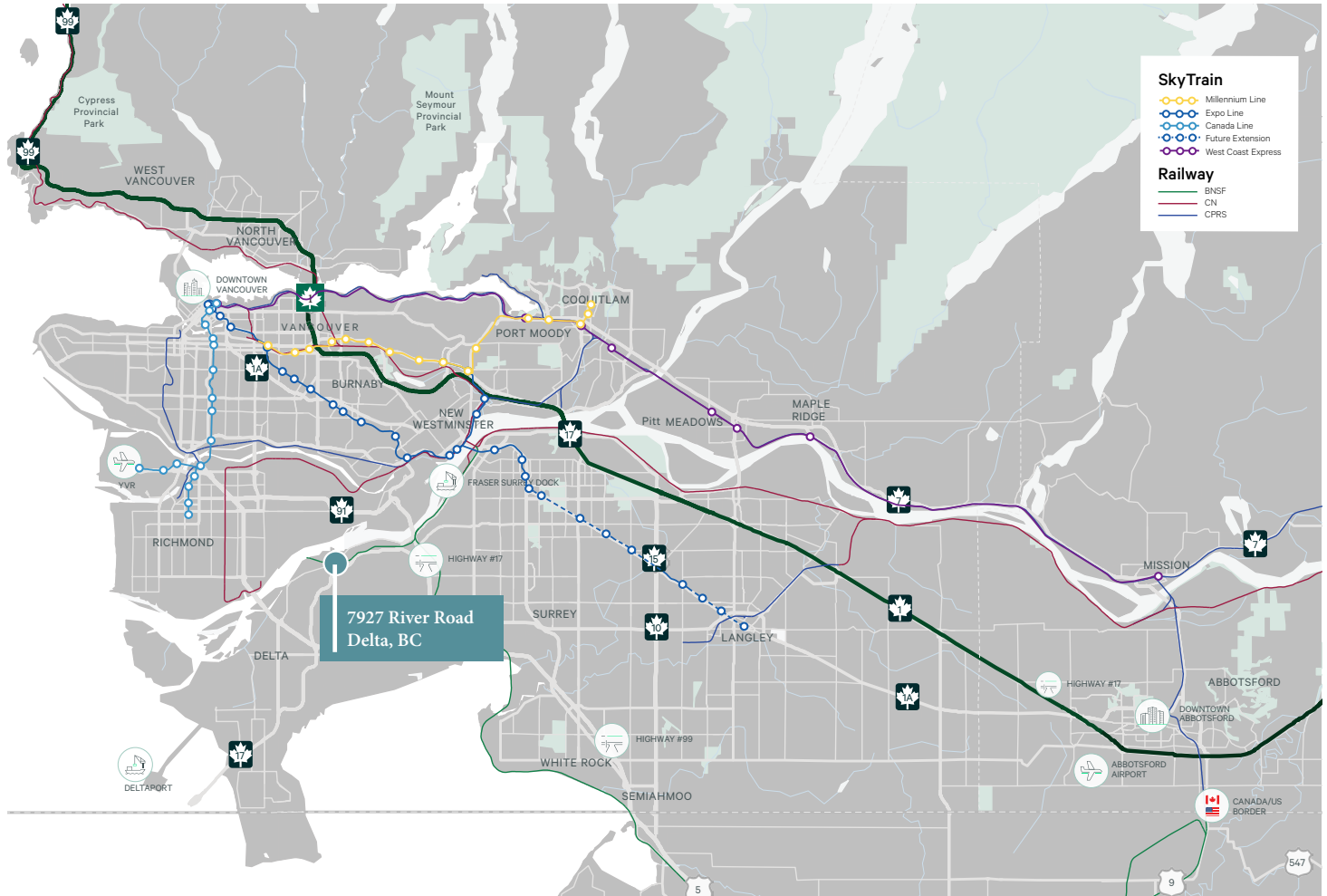


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Delta, BC

Located in Delta, BC's rapidly growing Tilbury industrial area, DECA Business Centre offers companies access to all of Metro Vancouver and the USA border using major thruways such as Highway 17 (South Fraser Perimeter Road), Highway 99 and Highway 91. Tilbury provides unparalleled connectivity with important logistical hubs such as Deltaport, Tsawwassen Ferry Terminal and YVR International Airport. Whether your clients are in Vancouver, Burnaby, Richmond, Surrey, Langley, the Tri Cities or south of the border, Delta is the logistical epicenter of the Lower Mainland.



## Contact Agent

### Justin Fisher

Personal Real Estate Corporation  
Vice President, Industrial Properties  
604 662 5150  
justin.fisher@cbre.com

### Daniel McGauley

Personal Real Estate Corporation  
Senior Vice President, Industrial Properties  
604 662 5186  
daniel.mcgauley@cbre.com

### Shaun Bucke

Senior Associate, Industrial Properties  
604 662 5121  
shaun.bucke@cbre.com

CBRE Limited 1021 West Hastings Street #2500 | Vancouver, BC

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