



7986 Alexander Road, Delta

22,358 SF Warehouse & Office Facility on 1.11 Acres with Grade Loading For Sale or Lease

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Opportunity

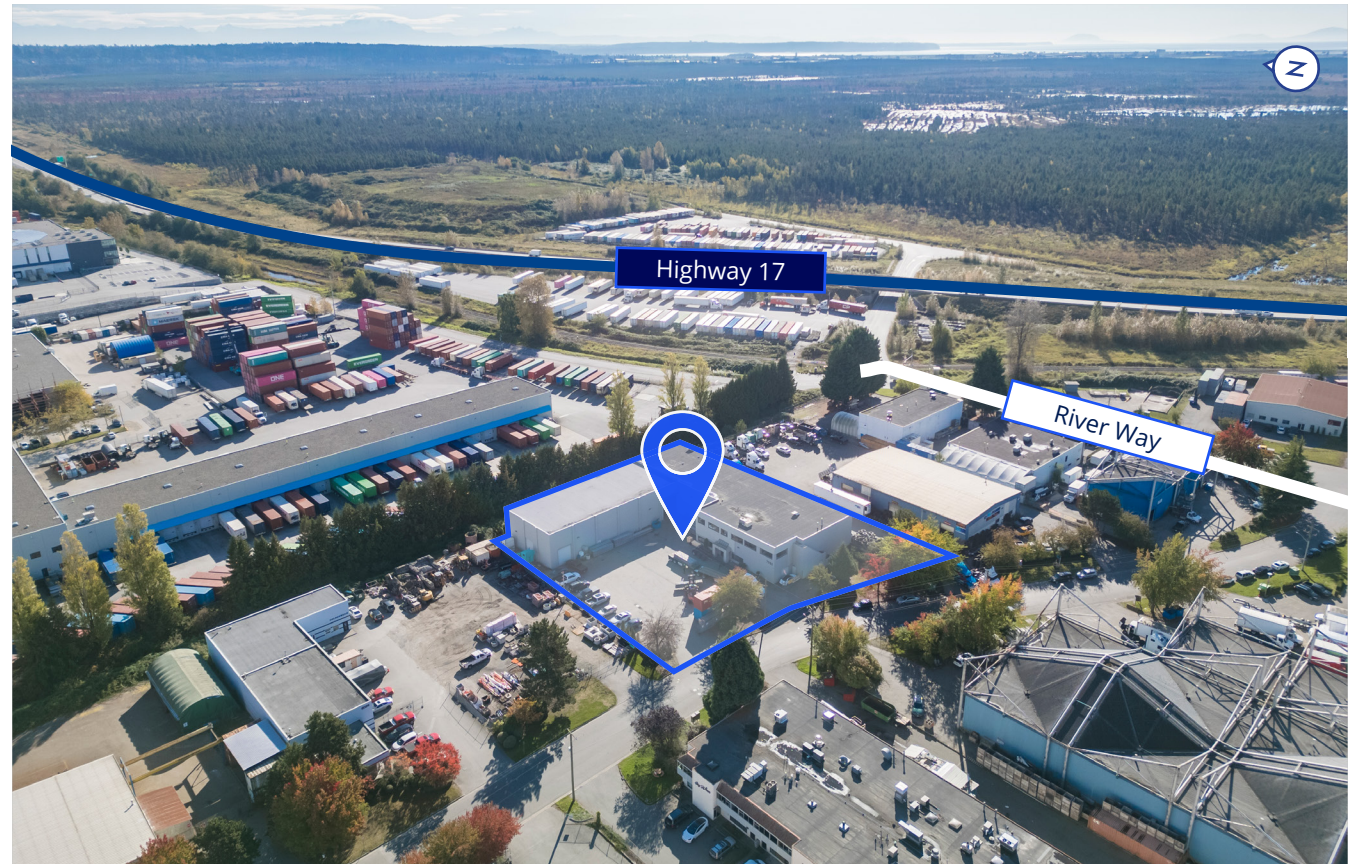
7986 Alexander Road Delta presents the opportunity to purchase or lease 22,358 SF on 1.11 acres in the Tilbury Industrial area of north Delta. The property includes grade loading, 26' ceiling heights and heavy three phase power supply.

Location

The subject property is situated on the east side of Alexander Road just south of River Road in the Tilbury Industrial Park of north Delta. This area is well-known and sought after for its proximity to major traffic arteries, the Vancouver International Airport, U.S. border and Downtown Vancouver. Access to the major transportation routes such as Highway 17, Highway 99 and Highway 91, both just minutes away, provide excellent links to almost all regions of the Lower Mainland and Greater Vancouver.

Zoning

I2 (Medium Impact Industrial) which allows for a wide range of manufacturing, storage and distribution uses.



Property Features

Civic Address	7986 Alexander Road, Delta
Legal Address	PID: 001-729-497 LOT 24 DISTRICT LOT 130 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 61777
Site Size	1.11 acres
Building Area	Office Main Floor 624 SF Office Mezzanine 1,920 SF Warehouse 19,814 SF Total 22,358 SF
Ceiling Height	26' in warehouse
Loading	Four (4) large grade level loading doors
Power	400 amp / 600 volt 3 phase power
Features & Attributes	<ul style="list-style-type: none">• Large paved yard area• Male and female washrooms• Functional office layout with air-conditioning• Facility fully fenced and paved• Convenient Tilbury location
Asking Price	\$13,100,000
Lease Rate	\$19.50 PSF, fully net
Property Taxes (2024)	\$91,202.66





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