

PRIME HIGH EXPOSURE INDUSTRIAL FACILITY 33,917 SF WAREHOUSE ON 2.58 ACRES



For Sale 7984 River Road

DELTA, BC

Harry Ghag

Personal Real Estate Corporation
Senior Vice President | Advisory & Transaction Services

harry.ghag@cbre.com
604 662 5112

Nicholas Westlake

Personal Real Estate Corporation
Vice President | Advisory & Transaction Services

Nicholas.Westlake@cbre.com
604 662 5115

CBRE

7984 River Road
Delta, BC

The Opportunity

CBRE Limited is pleased to present a high exposure industrial opportunity well located in Delta's established Tilbury Industrial Park. Situated on the south side of River Road with prominent exposure along River Road, River Way and 80th Street, the property offers excellent access to major transportation routes including Highways 91, 99 and 17, as well as close proximity to Deltaport. The 2.58-acre site features a functional 33,917 SF manufacturing style warehouse, fabrication shop and office space, with grade level loading, a large paved yard and a durable steel frame construction. This versatile facility offers strong utility for a wide range of industrial users and represents a compelling investment opportunity in one of Metro Vancouver's premier industrial locations.

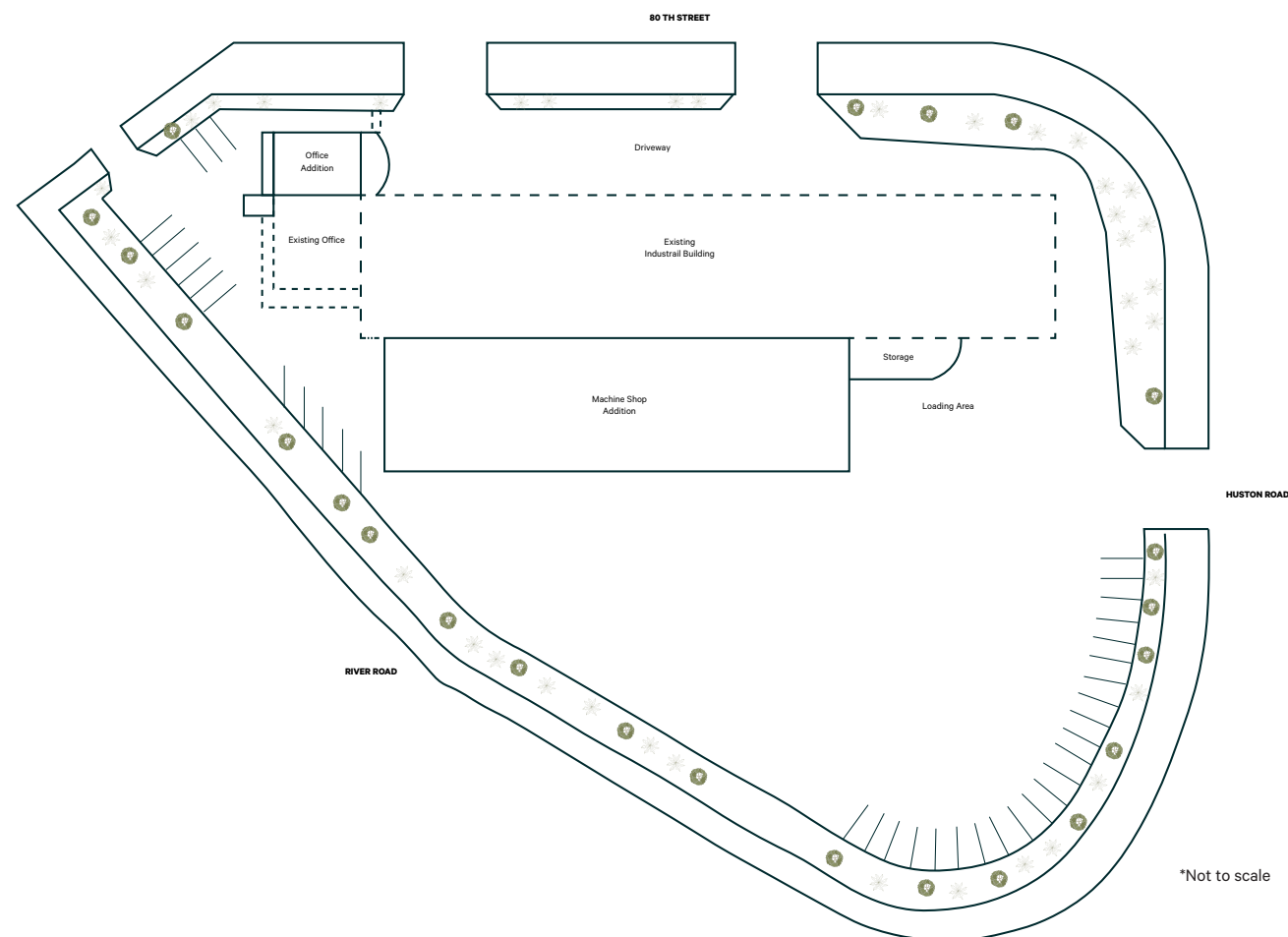
EXECUTIVE SUMMARY

| | |
|----------------------------|---|
| Legal Description | Lot 21, Plan NWP53901, District Lot 120, Group 2, New Westminster Land District, Except Plan BCP50943 |
| PID | 005-179-173 |
| Site Area | 2.58 Acres or 112,385 SF |
| Total Building Area | Office 5,091 SF Main Warehouse 18,008 SF Warehouse Addition 10,818 SF <hr/> Total 33,917 SF |
| Available Reports | + Phase 2 ESA + Baseline Soil Assessment |
| Vacant Possession | Flexible |
| Property Taxes | \$132,826.70 (2024) |
| Zoning | I2 - Medium Impact Industrial |
| Purchase Price | \$15,990,000 |

PROPERTY FEATURES

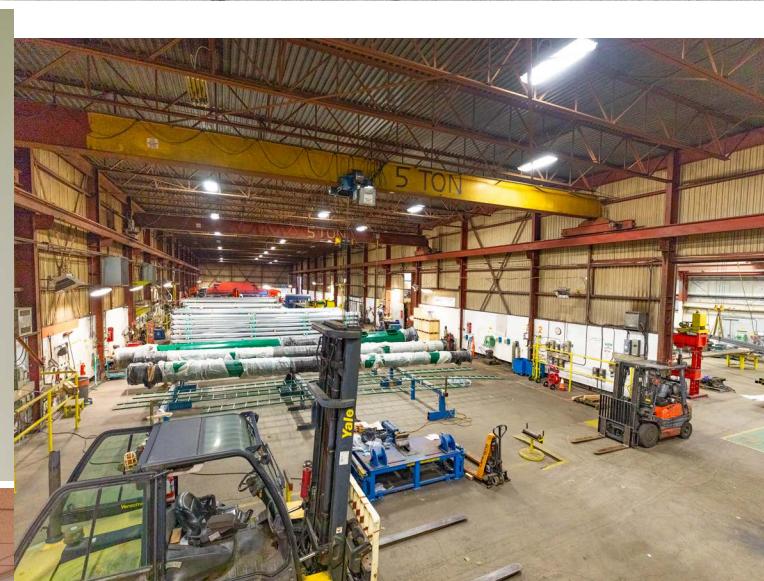
- + Site is fully paved, with storm water drainage system, including numerous catch basins throughout.
- + Razor wired, fully fenced yard with 3 points of ingress/egress & large sliding gates.
- + Exterior wall mounted yard lights.
- + Security alarm system on the office and warehouse, with yard area on motion sensors.
- + 400 Amp / 600 Volt primary electrical service.
- + Two (2) – 50 HP air compressors.
- + Large natural gas service.

Detailed property information is available to qualified Purchasers, via CBRE Limited's on-line data room. Please contact the listing agents for access.



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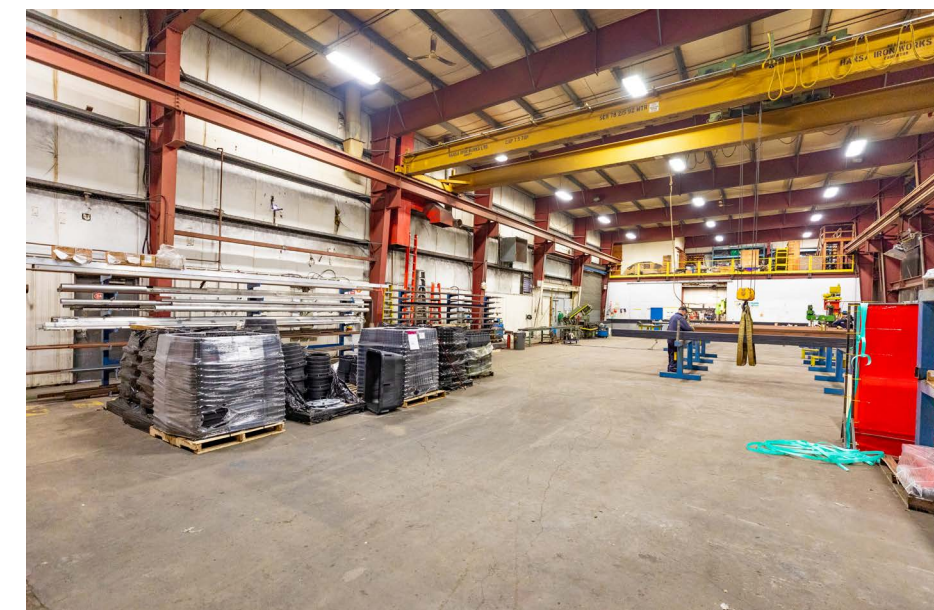
MAIN WAREHOUSE SECTION

- + Steel frame & metal clad construction.
- + Approx. 29' clear ceiling height, with 22.7' under cranes.
- + Two (2) – 5 Ton cranes & Three (3) – ½ Ton Jib cranes.
- + Approx. 58' clear span.
- + Three (3) oversized, sliding grade level access doors.
- + Gas fired radiant unit heaters.
- + Fluorescent lighting.
- + Air ventilation system.
- + Roof replaced on this section approx. 8 years ago.



WAREHOUSE ADDITION

- + Steel frame & metal clad construction.
- + Approx. 27' clear ceiling height, with 19.5' under cranes.
- + Two (2) – 5 Ton cranes.
- + Approx. 50' clear span.
- + Three (3) grade level access doors (two are oversized).
- + Gas fired radiant unit heaters.
- + Fluorescent lighting.
- + Air ventilation system.



BUILDING FEATURES

OFFICE AREA

- + Two levels, fully improved with HVAC service throughout.
- + Numerous private offices, large executive offices, boardroom and meeting rooms.
- + Dedicated computer / IT server and telecom room. Telus fibre service.
- + Large employee / staff lunchroom.

The Location



The subject property is strategically located in Delta's highly coveted Tilbury Industrial Park, offering exceptional prominence along the south side of River Road with triple-frontage exposure on River Road, River Way and 80th Street. This prime location provides direct access to one of the region's most important industrial corridors, seamlessly connecting businesses to Delta's major manufacturing, distribution and logistics districts. The property is also situated minutes from key regional transportation routes, including Highways 91, 99 and 17, and is in close proximity to Deltaport, Metro Vancouver's primary container shipping terminal. With outstanding visibility, accessibility and connectivity, the site offers a premier River Road address within one of Metro Vancouver's most strategically positioned industrial nodes.



NEIGHBOURING CORPORATIONS

- | | |
|------------------------|--------------------------|
| LULULEMON | VARSTEEL |
| ARITZIA | CASCADIA METALS |
| FEDEX GROUND | SCI LOGISTICS |
| BMW CANADA | MAERSK |
| AMAZON | FORTISBC |
| BC LIQUOR DISTRIBUTION | BRICK / LEON'S FURNITURE |
| OLYMPIC DAIRY | HEIDELBERG MATERIALS |



Contact Us

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