



For Lease

High-Exposure Fabrication Facility with Cranes and Yard Area

23,106 SF Shop/Office with 39,950 SF Yard

8295 & 8261 River Road, Delta, BC | Tilbury Industrial Park

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Property Profile

Building Area	Shop	13,166 SF
	Amenity Area	3,850 SF
	Mezzanine Storage	3,850 SF
	Office	2,240 SF
	Total	23,106 SF
	Yard Area	39,950 SF

**All measurements to be confirmed by tenant*

Ceiling Height 28'

Power 3-phase electrical power

Loading Large drive-in grade doors

Lighting Upgraded warehouse lighting

Heating In-ground radiant heating

Cranes Two (2) 5-tonne cranes

Fire Supression Fully sprinklered

Zoning I2 - Medium Impact Industrial

Gas Air lines and gas lines throughout



Basic Rent:

Shop/Office:

\$18.50 PSF

per annum fully net

Yard:

\$4.00 PSF

per annum fully net

Operating Cost (2026):

Shop/Office:

\$6.75 PSF

Yard:

\$0.80 PSF

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