

FOR LEASE

# 8188 River Way

DELTA, BC



## Contact

**Nicholas Westlake**

Personal Real Estate Corporation

Vice President | Advisory & Transaction Services

[nicholas.westlake@cbre.com](mailto:nicholas.westlake@cbre.com)

604 662 5115

**Harry Ghag**

Personal Real Estate Corporation

Vice President | Advisory & Transaction Services

[harry.ghag@cbre.com](mailto:harry.ghag@cbre.com)

604 662 5112

# Lease Opportunity

CBRE Limited is pleased to present the rare and unique opportunity to lease **8188 River Way**, a 22,748 SF freestanding warehouse and office facility, located in the heart of Delta, BC.

## Property Features

- + Roof top solar panels/alternative energy supply resulting in significant electricity cost savings
- + Concrete tilt up construction
- + Extensive CCTV security system
- + External wall pack lighting
- + Professionally landscaped
- + EV charging stations
- + Racking may be available for purchase

## Property Details

<b>Address</b>	8188 River Way Delta, BC	
<b>Asking Lease Rate</b>	<del>\$21.00 PSF per annum, Year 1</del> <b>\$18.50 PSF per annum, Year 1</b>	
<b>P. Taxes, Op. Costs &amp; Insurance</b>	\$5.69 PSF (2024, est.)	
<b>Building Area</b>	Warehouse	19,772 SF
	Office	2,976 SF
	<b>Total</b>	<b>22,748 SF</b>
<b>Site Size</b>	1.113 acres	
<b>Availability</b>	Immediately	
<b>Zoning</b>	I2 Medium Impact Industrial	

## Property Photos

Site Plan



## Building Details

### Warehouse

- 23' ft clear ceiling height (approx.)
- 4 dock height loading doors w/electric assist levellers
- 1 grade level loading door
- Ability to accommodate 53' ft. trailers
- Fully sprinklered
- Ceiling fans & skylights throughout
- Forced air natural gas suspended unit heaters
- Shippers office
- 3 phase power supply

### Offices

- Perimeter offices with abundance of glazing
- Centre Skylight
- Reception area
- Full HVAC throughout
- M/F washrooms + Unisex washroom w/shower facility
- IT / server room
- Nicely appointed lunchroom, with outside patio

*\*All information and measurements are approximate and should be verified by the Buyer.*



## Contact

**Nicholas Westlake**  
 Personal Real Estate Corporation  
[nicholas.westlake@cbre.com](mailto:nicholas.westlake@cbre.com)  
 604 662 5115

**Harry Ghag**  
 Personal Real Estate Corporation  
[harry.ghag@cbre.com](mailto:harry.ghag@cbre.com)  
 604 662 5112