

**110/120 7858 HOSKINS STREET, DELTA**  
10,047 SQFT UNIT AT TILBURY INDUSTRIAL PARK

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Attractive Beedie built end-cap unit ideal for end users and investors alike. The unit features heavy 3 phase electrical service recently upgraded by the seller making it an ideal opportunity for an end user requiring heavy power in a clean and professional setting. The subject property represents a rare opportunity to acquire a 50% interest in a stratified freestanding building.



## PROPERTY HIGHLIGHTS

-  Heavy 3 phase 1600AMP 120/208 Volt power
-  Ample parking
-  Beedie built
-  Concrete tilt-up construction
-  Ability to demise unit 110 from 120
-  Two grade level loading doors
-  24'6" ceilings in warehouse
-  Floor to ceiling windows
-  Skylights throughout the warehouse





## SALIENT FACTS

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### SIZE

± 10,047 SQFT

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### PARKING

15 Plus Extra Non-allocated Available

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### ZONING

I2

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### PROPERTY TAXES

\$43,720.18

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### STRATA FEE

\$1,460 per month

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### PID

025-174-932

025-174-941

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### LEGAL DESCRIPTION

STRATA LOT 1 & 2, PLAN LMS4516, DISTRICT LOT 130, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

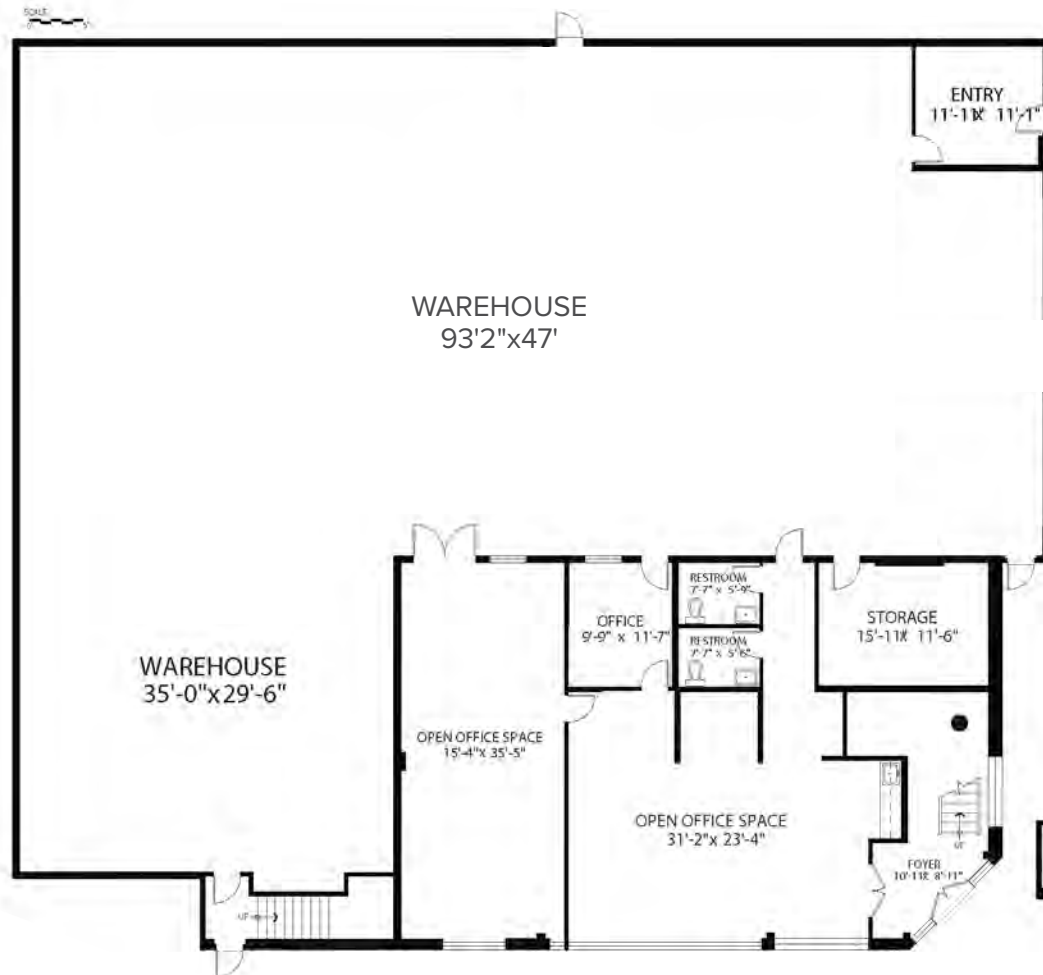
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### PRICE

\$6,178,800



# FLOORPLAN



Ground Level Floor Plan

Floor Area: 7,936 sq.ft.  
Ceiling Height: 9 ft.



Second Level Floor Plan

Floor Area: 2,111 sq.ft.  
Ceiling Height: 9 ft.













## LOCATION & TRANSIT

7858 Hoskins Street is strategically situated in the heart of Delta's bustling Tilbury Industrial Area, one of the most sought-after industrial hubs in Metro Vancouver. Renowned for its superior accessibility and well-established industrial infrastructure, this location is perfect for businesses seeking operational efficiency and connectivity. The connectivity will be further bolstered by the ongoing George Massey Tunnel Replacement Project that will be a game-changer for businesses in the area.

**Proximity to Major Transportation Routes:** The property is mere minutes from Highway 99 and Highway 17 (South Fraser Perimeter Road), offering seamless access to key transportation corridors, including Vancouver International Airport (YVR), the Canada-U.S. border, and the Tsawwassen Ferry Terminal.



# For More Information Contact

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