

9829 River Road

DELTA, BC



WATERFRONT GRADE LOAD WAREHOUSE & STORAGE

11,500 SF WAREHOUSE | 14,700 SF FLEX SPACE | OPTIONAL WATER LOT LEASE

CONTACT LISTING AGENTS

Gurch Ollek
Senior Vice President
Industrial Properties
604 662 5103
gurch.ollek@cbre.com

Terry Butt
Personal Real Estate Corporation
Associate Vice President
Industrial Properties
604 372 1949
terry.butt@cbre.com

9829 River Road
Delta, BC

The Opportunity

CBRE is pleased to present the unique opportunity to sublease a recently renovated freestanding 30,000 sq. ft. (approx.) building on 1.26 acres (approx.) of land, with an optional 1.8-acre (approx.) water lot lease, located at **9829 River Road, Delta (the "Property")**. Currently zoned waterfront industrial, which permits a variety of marine-oriented industrial operations and services. The existing tenant's indefinite sublease term provides prospective tenants the potential to secure multiple renewal options for long-term occupancy. The Property is currently vacant and move-in ready.

Strategically positioned in the Nordel industrial region of Metro Vancouver, this property offers prime exposure along the Fraser River's south arm. Its central location provides efficient connectivity throughout the Lower Mainland, with direct access to the SFPR (Highway 17) and proximity to Highway 91 (Annacis Highway). The property benefits from its location within a highly desirable industrial area, near key transportation hubs and destinations including Vancouver International Airport (YVR), Deltaport, Port Kells, Surrey Fraser Docks, and the US border.

The building consists of a mixed warehouse and mezzanine format, including 11,500 sq. ft. of combined warehouse space, 14,700 sq. ft. of mezzanine space, in addition to 3,800 sq. ft. of office space. Equipped with 4 grade loading doors, 20'-22.5' warehouse clear height, and approximately 18,000 sq. ft. of paved and fenced yard space, including 32 designated vehicle parking spaces. The well-maintained property completed renovations in 2024 including structural reinforcements to the building and dock, energy efficient lighting, new plumbing, and refinished exterior.



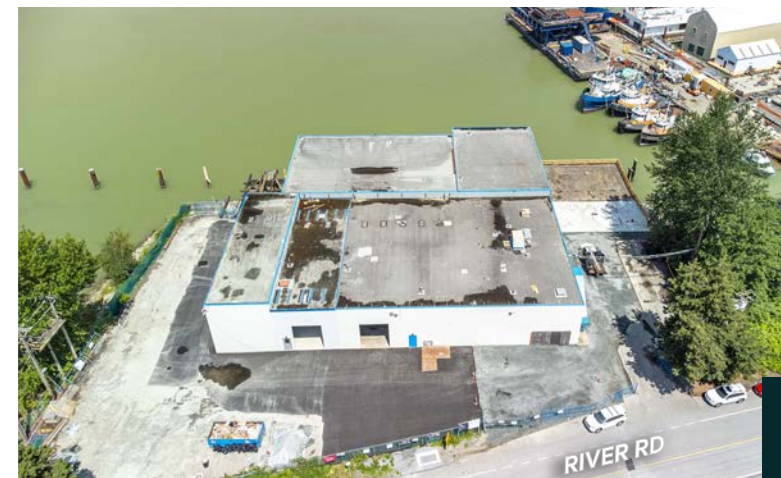
FLEXIBLE LONG-TERM LEASE



WATERFRONT PROPERTY



AMPLE STORAGE/PROCESSING SPACE



For Sublease

Salient Details

CIVIC ADDRESS
9829 River Road, Delta, BC

PID
003-412-351

SUBLEASE TERM
Long-Term Preferred
Flexible & Option to Extend

AVAILABLE
Immediately
Vacant

ZONING
I-6 (Waterfront Industrial)

Allows a range of marine-oriented industrial operations and services including:

- + boat building & repair
- + rental & sale of fishing and marine supplies
- + machine shop
- + marine taxi & tugboat services
- + marine fueling
- + marina, yacht club & boat moorage
- + water-oriented recreation
- + rental & sale of recreational equipment and marine vessels
- + fish processing (incl. sale of fish products)
- + restaurant & liquor-primary establishment

AVAILABLE BUILDING AREA

Warehouse:	11,539 SF
Mezzanine:	18,500 SF
Total:	30,039 SF



Net Rent
\$16.00 PSF

Additional Rent
\$3.75 PSF

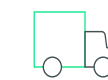
Highlights



20' - 22.5' Clear Height (Warehouse)



LED Lighting



4 Grade Loading Doors



32 Vehicle Parking Stalls



Fenced & Secured Perimeter



Built 1979
Renovated 2024



HVAC Heating & Cooling



1.26 Acres Lot Size



1.86 Acre Water Lot Size



Floor Drains & Exterior Collection



25' Column Width Warehouse & Mezz



600V / 725A 3-Phase Power

Site Overview

MULTI-PURPOSE BUILDING LAYOUT

Formerly a seafood processing facility, the building is comprised of a mixed-format open concept layout including three warehouse areas, a two-floor office, and ample flex space, ideal for processing, manufacturing, and/or storage.



Site Size

Warehouse	11,539 SF
Area A	6,230 SF
Area B	1,747 SF
Area E	2,042 SF
Flex Space	14,711 SF
Area C (Total)	4,110 SF
Area F (Total)	10,601 SF
Office	3,789 SF
TOTAL	30,039 SF
YARD	20,000 SF

*Measurements are approximate and subject to verification.

Water Lot

Rare 1.8 acre water lot lease opportunity on the Fraser River with opportunity for barge operations. Only 4km from Fraser-Surrey Dock with Commercial Vessel Service.

Five existing mooring bollards and a water access ramp are located on the northeast corner of the lot with potential use.

For more information about the water lot lease, including lease rate, depth charts and dredging, contact Listing Agents.

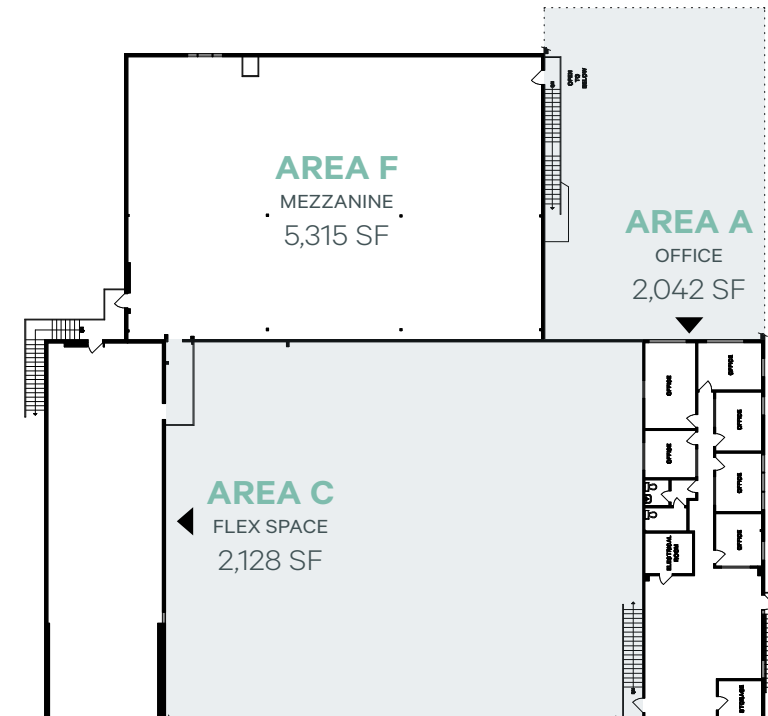


Floor Plan

GROUND FLOOR



SECOND FLOOR



Building Size

Area A	10,019 SF
Warehouse	6,230 SF
Office (Floor 1)	1,747 SF
Office (Floor 2)	2,042 SF
Area B	2,074 SF
Area C	4,110 SF
Flex Space (Floor 1)	1,982 SF
Mezzanine (Floor 2)	2,128 SF
Area E	3,235 SF
Area F	10,601 SF
Flex Space (Floor 1)	5,286 SF
Mezzanine (Floor 2)	5,315 SF
TOTAL	30,039 SF

*Measurements are approximate and subject to verification.

Area A

WAREHOUSE & OFFICE



AREA A - WAREHOUSE

FLOOR DRAIN



AREA A - WAREHOUSE

TO AREA E

TO AREA F

Salient Details

WAREHOUSE
 Ceiling Height 20'
 (TO UNDERSIDE OF JOISTS)
 Grade Loading 1 Oversized

OFFICE
 Ceiling Height 9' - Floor 1
 8' - Floor 2

AVAILABLE AREA
 Warehouse 6,230 SF
 Office - Floor 1 1,747 SF
 Office - Floor 2 2,042 SF
Total Area 10,019 SF

*Measurements are approximate and subject to verification.

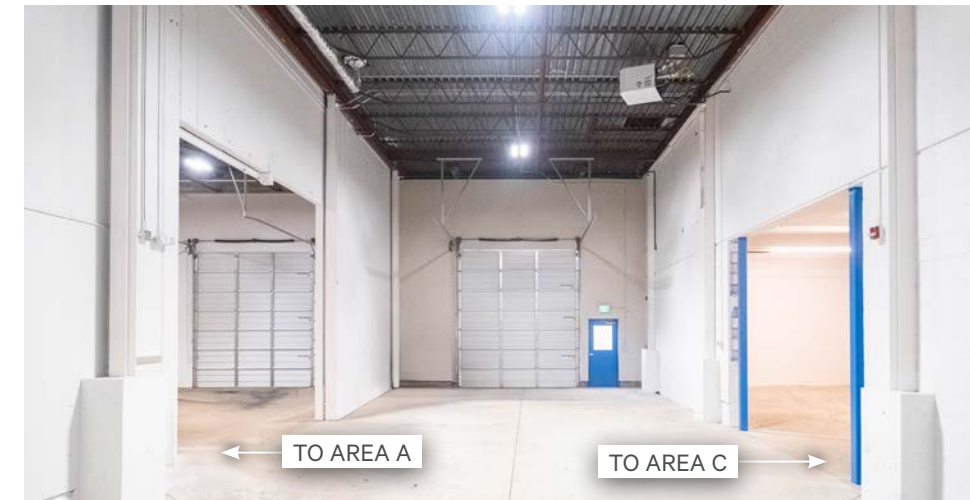


HEATING IN OFFICE FLOOR 2
COOLING IN WAREHOUSES

AREA A - OFFICE - FLOOR 2

Area B

WAREHOUSE



TO AREA A

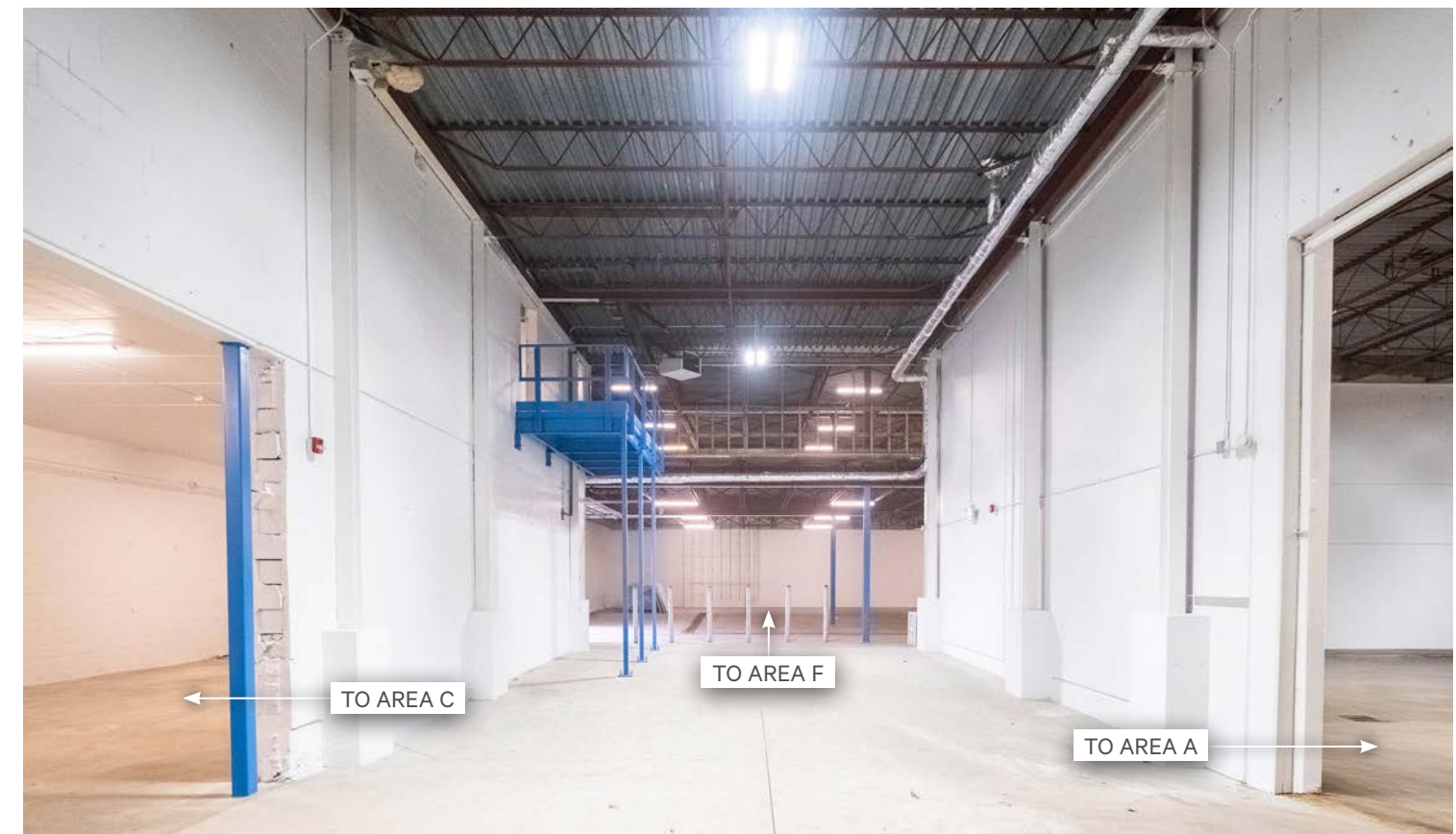
TO AREA C

Salient Details

Ceiling Height 22'
 (TO UNDERSIDE OF JOISTS)
 Grade Loading 1 Oversized

AVAILABLE AREA
 Warehouse 2,074 SF

*Measurements are approximate and subject to verification.



TO AREA C

TO AREA F

TO AREA A



AREA A & B - LOADING

AREA B

AREA A



AREA A & B - LOADING

AREA B

TO AREA A

RIVER RD

For Sublease

Area E

WAREHOUSE

Salient Details

Ceiling Height 20' 3"
(TO UNDERSIDE OF JOISTS)
Grade Loading 1 Standard
1 Oversized
AVAILABLE AREA
Warehouse Size 3,235 SF

*Measurements are approximate and subject to verification.



EXTERIOR - AREA A & E



9829 River Road
Delta, BC

Area C

FLEX SPACE

Salient Details

Ceiling Height 12' 8" - Floor 1
8' - Floor 2

AVAILABLE AREA

Floor 1 1,982 SF
Floor 2 2,128 SF
Total Area 4,110 SF

*Measurements are approximate and subject to verification.



AREA C - FLOOR 1



AREA C - FLOOR 2



EXTERIOR - AREA F & C

Area F

FLEX SPACE

Salient Details

Ceiling Height 11 - Floor 1
8' - Floor 2
Grade Loading 1 Oversized

AVAILABLE AREA

Floor 1 5,286 SF
Floor 2 5,315 SF
Total Area 10,601 SF

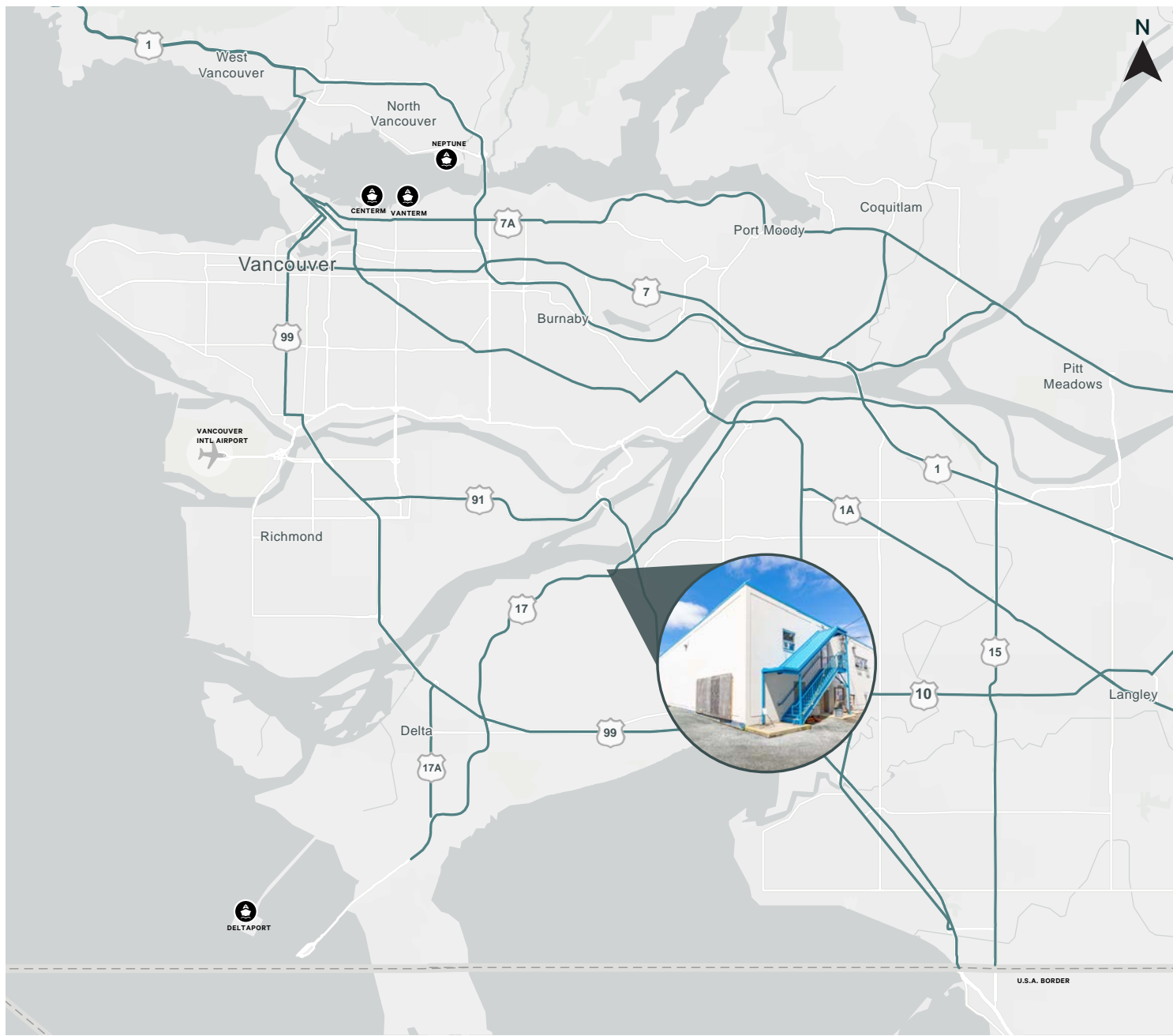
*Measurements are approximate and subject to verification.



AREA F - FLOOR 1

Location Overview

The Property is centrally located in Metro Vancouver and offers excellent connectivity and accessibility across the Lower Mainland. Strategically located with direct access to the South Fraser Perimeter Road (SFPR/Highway 17), the Property is also a short drive from the Annacis Highway (Highway 91), and benefits from efficient transportation links with proximity to key infrastructure including the Vancouver International (YVR) Airport, Deltaport, Fraser Surrey Docks and the US border.



Drive Times		
40 MINS to Vancouver	15 MINS to YVR Airport	35 MINS to Deltaport
30 MINS to Burnaby	30 MINS to USA Border	40 MINS to VANTERM/CENTERM

Nordel

The property is strategically located within the Nordel industrial area, a highly desirable location in Metro Vancouver due to its reputable tenant base, nearby amenities, and proximity to key logistics hubs and transportation routes.



Nearby Amenities

RESTAURANT & CAFE	GAS STATIONS	RECREATION & PARKS
Tim Hortons	Gas Stations	Planet Ice
Crafted Pizza	Esso	Sunbury Park
Subway	Petro-Canada	Mackie Park
Cravings Coffee	Canco	North Delta Recreation Centre
Greek Fellas	Shell	



For Sublease

9829 River Road

Delta, BC

CBRE

cbre.ca/properties

FOR MORE INFORMATION PLEASE CONTACT LISTING AGENTS:

Gurch Ollek
Senior Vice President
Industrial Properties
604 662 5103
gurch.ollek@cbre.com

Terry Butt
Personal Real Estate Corporation
Associate Vice President
Industrial Properties
604 372 1949
terry.butt@cbre.com

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.