

For Sublease

CBRE

Freestanding industrial facility in Tilbury Industrial Park
with dock and grade loading



8089 River Way

Delta, BC

19,642 SF of industrial and office space



Strategically located for industrial ventures

Situated in the heart of Delta, this address boasts several key features that make it an attractive choice for businesses. Delta is home to a diverse range of industries, including manufacturing, warehousing, distribution, and technology sectors.

Building Specification



Two (2) dock loading doors (potential for 2 additional dock loading positions)



3 phase power
600 A (347/600V)



Two (2) oversized grade loading doors (12' x 14')



Warehouse skylights



22' clear ceiling height



LED lighting in warehouse

Property Details

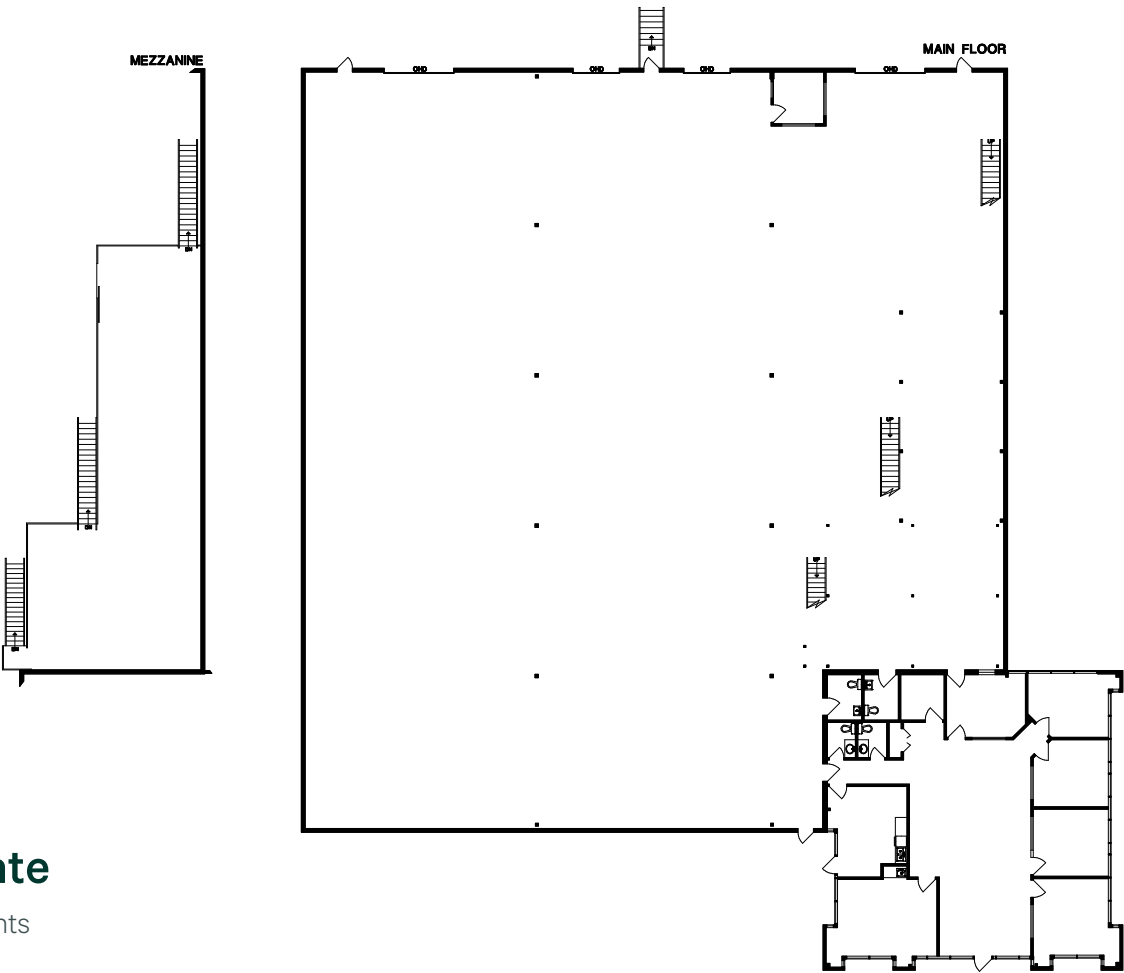
- Year Built:** 1992
- Land Size:** 1.02 acres
- Zoning:** I-2 (Medium Impact Industrial)
- Availability:** Immediately

Available Size

19,642 SF

TOTAL SF

Warehouse	15,248 SF
Mezzanine	1,887 SF
Office	2,507 SF



Plan not to scale.



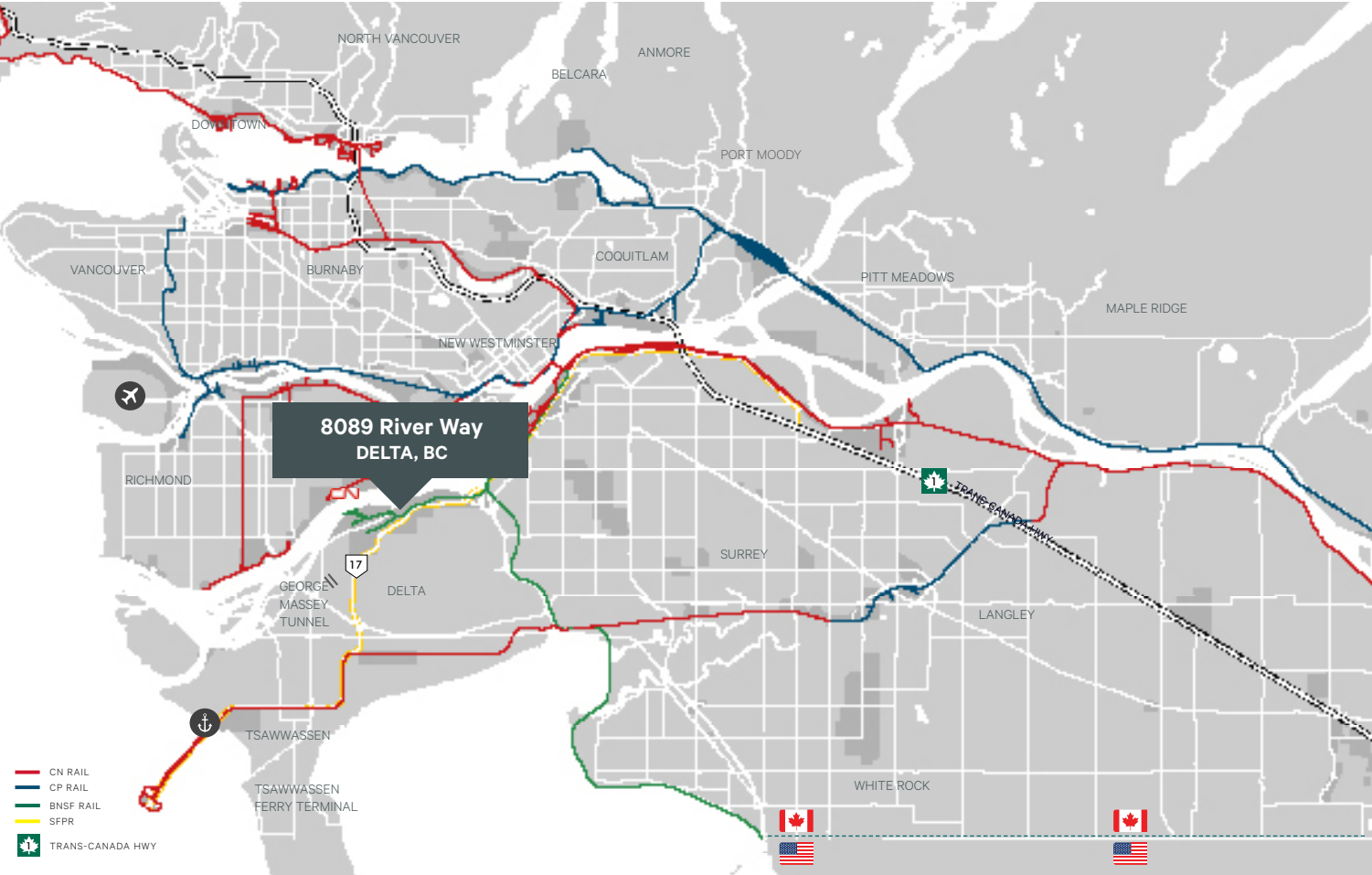
Sublease Rate

Contact Listing Agents



Convenient access to major transportation routes

The property benefits from excellent connectivity, with convenient access to major transportation routes. It is located in close proximity to Highway 17 (SFPR), YVR Airport, Deltaport, major bridges and arterial routes.



Transportation + Drive Times

2 Min
Highway 17
(SFPR)

19 Min
Deltaport

25 Min
US/Canada
Border

30 Min
YVR

50 Min
Downtown
Vancouver



19,642 Freestanding Building on 1.02 acres



Contact Listing Agents

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