

# FOR SALE / LEASE

**COLD STORAGE WAREHOUSE**  
**TILBURY ISLAND**  
105 - 7225 Brown Street, Delta, BC

**Price Reduction**



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\*Personal Real Estate Corporation



# 7225

# BROWN STREET, UNIT 105 DELTA, BC

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## OPPORTUNITY

Newly Built Cold Storage Warehouse | Prime Tilbury Industrial Location

An exceptional opportunity to lease a newly improved industrial unit featuring built-in cold storage infrastructure in the highly sought-after Tilbury Industrial Park. Strategically positioned in North Delta, this property offers seamless access to Highway 17 (SFPR), Highway 91, and Highway 99, providing efficient connectivity to Port of Vancouver, Richmond, Surrey, and the U.S. border.

This high-clear ceiling warehouse unit has been purpose-built to accommodate cold chain logistics, food distribution, and temperature-controlled storage users, while maintaining flexibility for a wide range of industrial applications.

## PROPERTY DETAILS

<b>Address</b>	Unit 105, 7225 Brown Street, Delta BC
<b>Legal Description</b>	STRATA LOT 5, PLAN BCS2488, DISTRICT LOT 129, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>PID</b>	027-166-872
<b>Strata Lot</b>	SL 5
<b>Gross Leasable Area</b>	4,005 SF
<b>Main Floor Size</b>	2,685 SF
<b>Second Floor Office Size</b>	540 SF
<b>Mezzanine Size</b>	780 SF
<b>Basic Rent</b>	\$ 22.00 / SF / Year
<b>Additional Rent</b>	\$ 5.72 ( 2026 EST )
<b>Asking Sale Price</b>	<del>\$ 2,599,000</del> \$2,399,000    ( \$599 / SF )



# PROPERTY HIGHLIGHTS



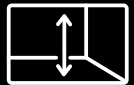
### Location

Direct access to Hwy 91 and Hwy 99.  
Efficient access to Port of Vancouver,  
Fraser Valley distribution corridor, U.S.  
Border and YVR Airport.



### Power

3 Phase - 100 AMP - 600V  
Heavy Duty Safety Switch



### Ceiling Height

22 FT



### Onsite Parking

3 Designated Parking Spots  
with additional visitor parking lot



### Features

Professionally Built 515 SF Walk-In Freezer  
with modern refrigeration systems, Seafood  
Processor License Ready, Food Safe  
Certification, Oversize Grade Loading Door,  
A/C, washrooms etc.



### Zoning

I2 - Medium Impact Industrial



# PROPERTY EXTERIOR

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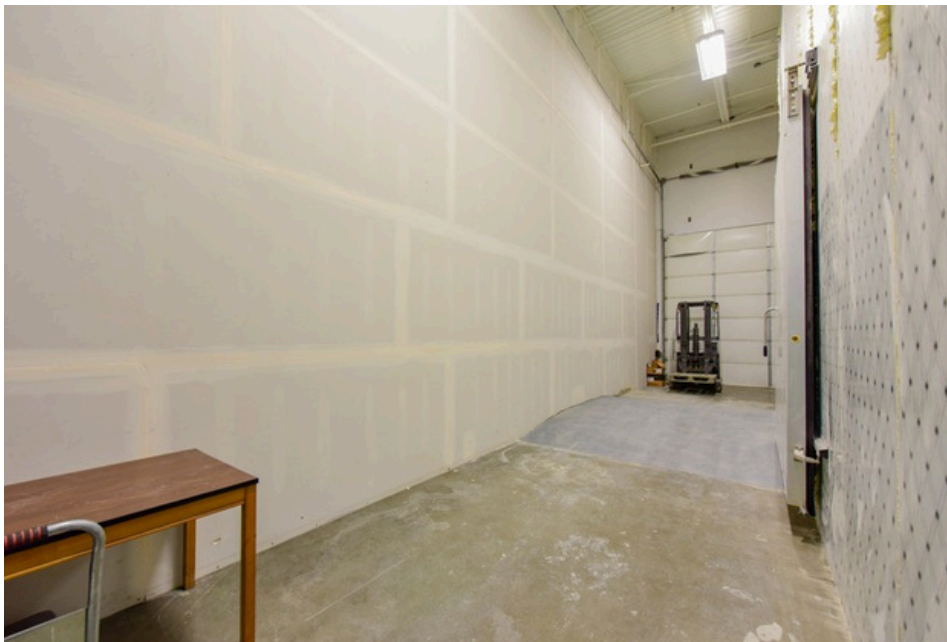
# FOOD PROCESSING ROOM

[www.rlpcommercialvancouver.com](http://www.rlpcommercialvancouver.com)



# HIGH CEILING BUILT-IN COOLER

[www.rlpcommercialvancouver.com](http://www.rlpcommercialvancouver.com)



# MEZZANINE AND EXTRA STORAGE





## ZONING & PERMITTED USE

### I2 - Medium Impact Industrial

Full Zoning Bylaw:~

I2: Medium Impact Industrial Zone

#### Permitted Uses:

- fish processing
- cold storage facility
- brewery or distillery
- abattoir
- cannabis production
- cannabis research and development
- manufacturing, including biofuel production, but excluding leather tanning and petroleum oil and natural gas, radioactive materials, cement, asphalt and tar production and processing
- recycling of solid waste
- rental of motor vehicles
- automotive services and body shop
- ship yard
- towing and storage facilities
- transportation
- boat building and repair
- construction services
- agricultural machinery and equipment

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