

FOR SALE

3521 River Road

Delta, BC

Freestanding purpose-built
warehouse with enhanced operational
efficiency for I1 suggested zone uses.



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COMMERCIAL

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CORFAC
INTERNATIONAL

* Personal Real Estate Corporation

SALIENT DETAILS

ADDRESS
3521 River Road, Delta, BC
PID
001-770-454
ZONING
I-1
BUILDING SIZE
9,328 sq. ft
LOT SIZE
0.24 Acres
LOADING
2 oversized grade doors
CEILING HIGHTS
18'
PARKING
10 stalls
PROPERTY TAXES
\$29,957.49 (2024)
AVAILABILITY
Immediately
PRICE
\$3,195,000



EXTENSIVE RENOVATIONS

Since the purchase, the seller has extensively, renovated the site with 12 inch pour down concrete and an operational trough floor drainage system that will support the above mentioned uses for the end user. The site was extended to the property line with a covered working area further enhancing your foot print for your production/storage line. The warehouse, which is divided into two sections with individual bay doors has an individual washroom and an office area currently used as a laboratory.

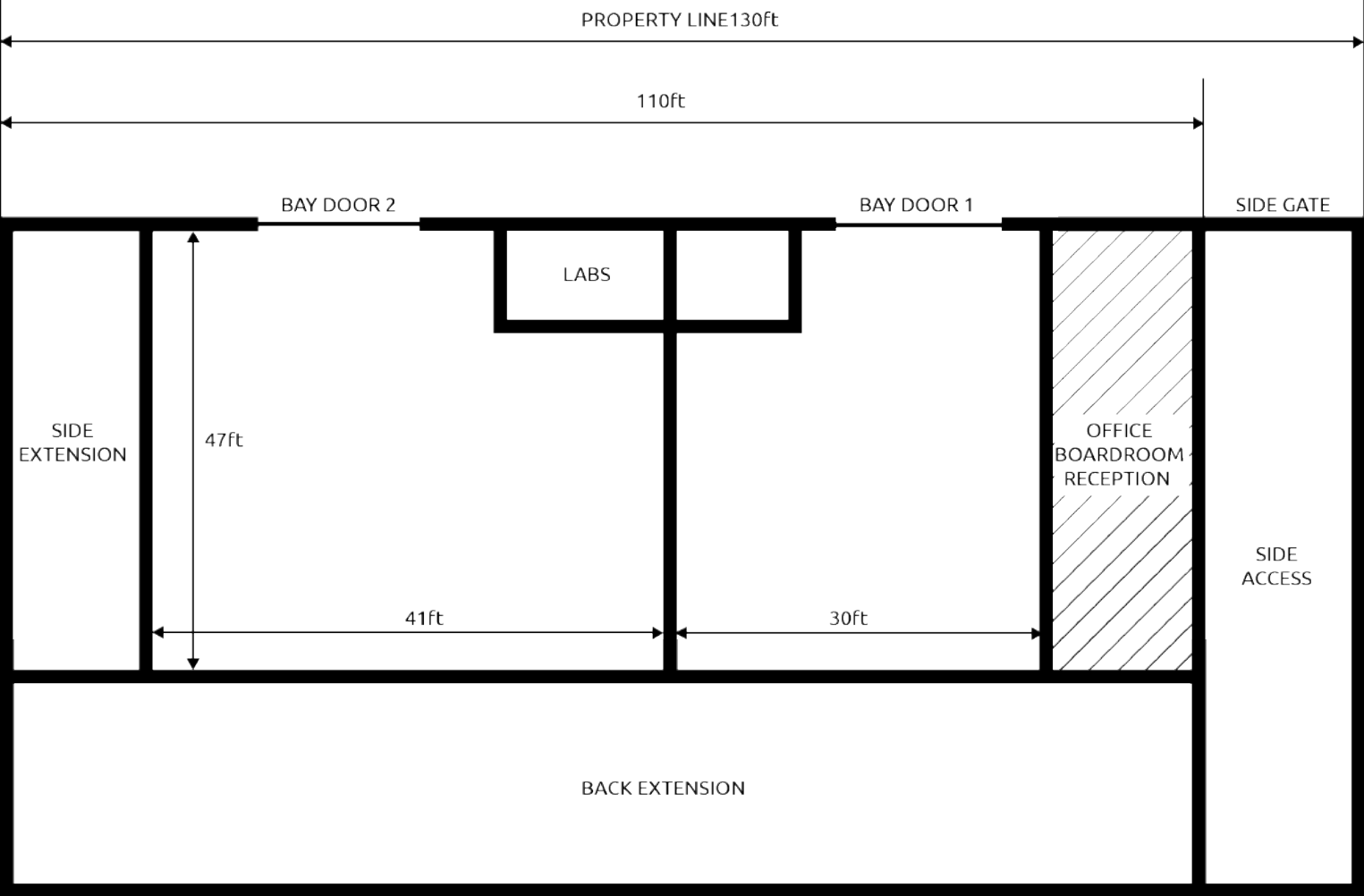
OFFICE SPACE

1500 ft.² of office base is supplemented by an inviting reception desk that follows into a 14 x 20' boardroom and a pantry. Upstairs is a multideck office area with a manager's office overlooking the scenic Fraser River.

ZONING

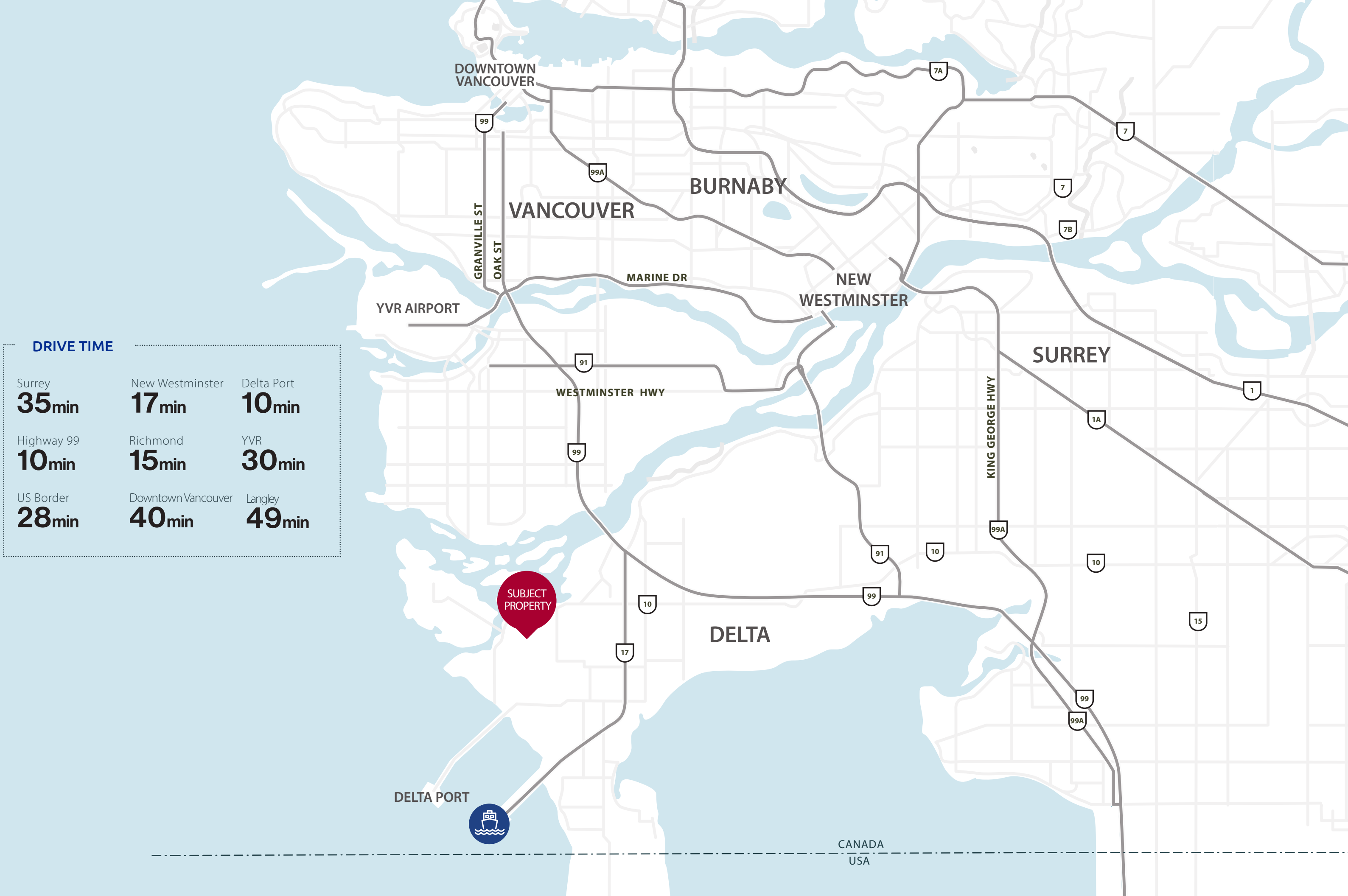
Low Impact Industrial. With this zoning a myriad of industrial, commercial and service commercial uses such as automotive body shop, automotive services, brewery, distillery, cold storage facility, construction services, warehousing and delivery, laundry and dry cleaning, etc.

FLOOR PLAN



*Please be aware that the floor plan is not to scale.





DRIVE TIME

Surrey	New Westminister	Delta Port
35min	17min	10min
Highway 99	Richmond	YVR
10min	15min	30min
US Border	Downtown Vancouver	Langley
28min	40min	49min

FOR MORE INFORMATION, PLEASE CONTACT:

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