



For Lease

UNIT 104 & 105

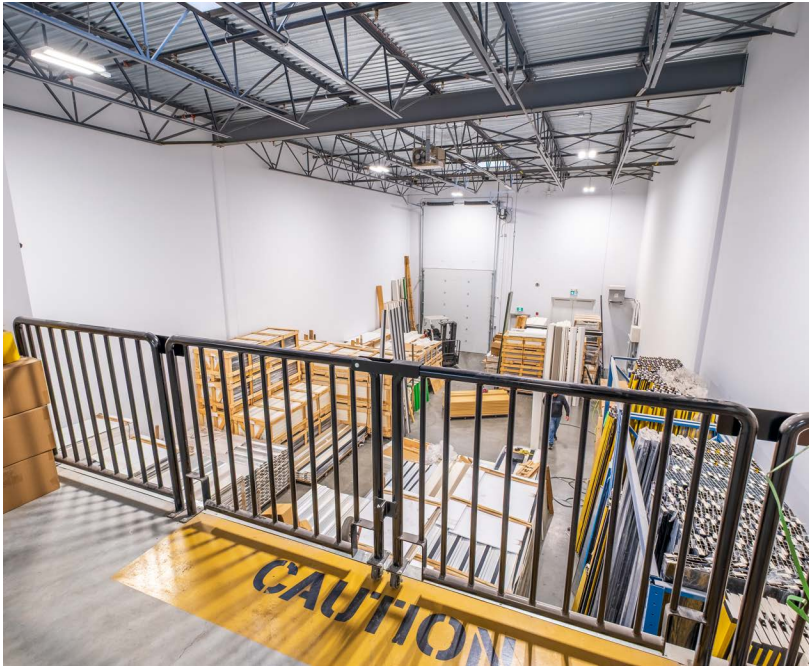
7927 River Road, Delta, BC

Two (2) Newly Built Adjacent Industrial Strata Units At DECA Business Centre
From 4,559 - 9,118 SF With Oversized Grade Loading Doors

Unit 104 & 105 - 7927 River Road
Delta, BC



Industrial Space | For Lease



Opportunity

CBRE Limited and the Integrated Industrial & Logistics team are pleased to present the opportunity to lease 1 or 2 adjacent units, from 4,559 - 9,118 SF, at the DECA Business Centre. The project was built by Beedie in 2020 and is equipped with best-in-class specifications including 2 oversized grade loading doors, with 2 dbl swing fork lift doors, ceiling fans, LED lighting, skylights, gas fired unit heaters, 24’ ceiling heights, ESFR sprinklers, 3-phase power and oversized grade loading doors.

Property Details

Available Space*

Unit 104	4,559 SF
Unit 105	4,559 SF
Total	9,118 SF

**Units can be leased together or separate.*

Asking Lease Rate

Contact Listing Agent

Additional Rent

\$7.25 PSF (2026 est.)

Availability

Unit 104	30-60 days notice
Unit 105	Immediately



Space Features



Construction

Built by Beedie concrete tilt-up insulated panels



Floor Load

500 lbs PSF in warehouse



HEATING

Gas-fired



Loading

2 x Oversized grade loading doors (12’ x 14’)



Electrical Service

3 Phase - 150 Amp x 2 (300 Amp total)



Parking

Eight (8) designated parking stalls per unit (16 total)



Ceiling Height

24’ clear



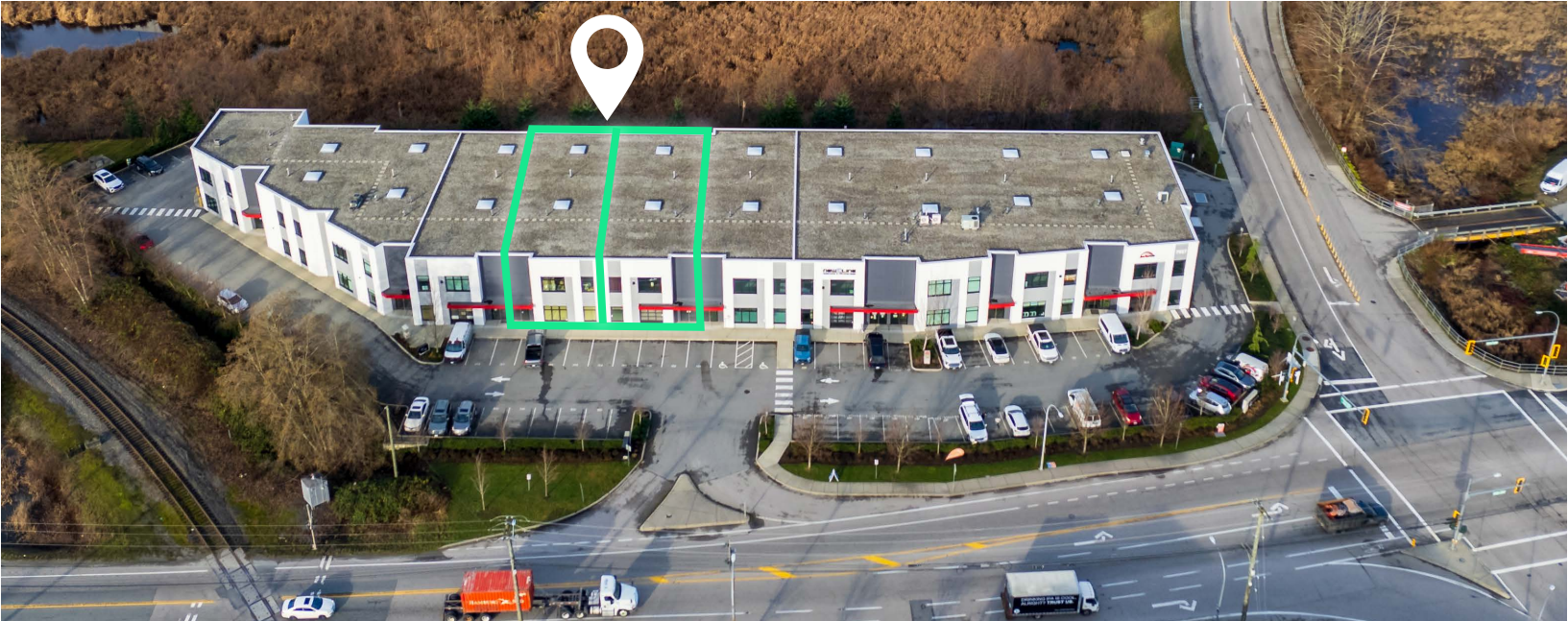
Sprinkler

ESFR system



Lighting

LED



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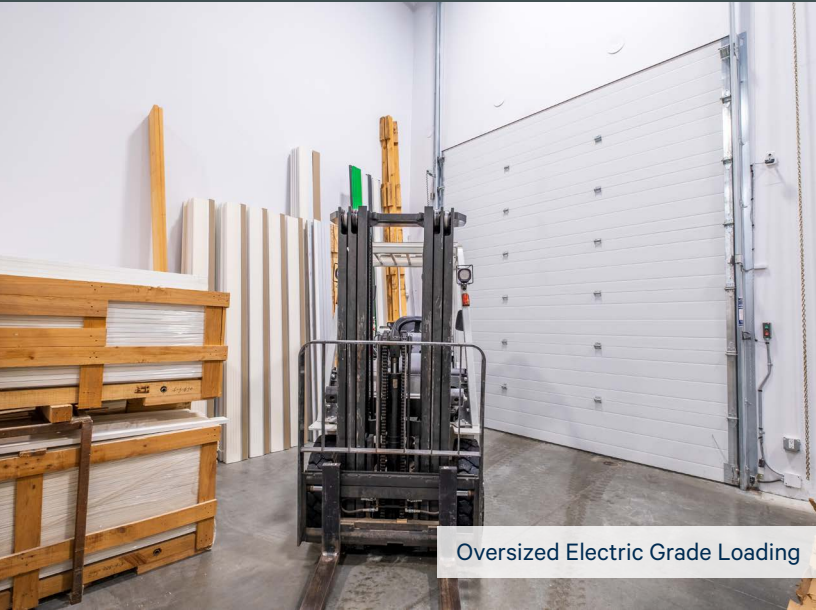
Area Breakdown*

Unit 104	
Warehouse	3,475 SF
Mezzanine	1,084 SF
Total	4,559 SF

Unit 105	
Warehouse	3,475 SF
Mezzanine	1,084 SF
Total	4,559 SF

*Units can be leased together or separate.

- Legend
- Mezzanine
 - G = Grade loading door



Oversized Electric Grade Loading



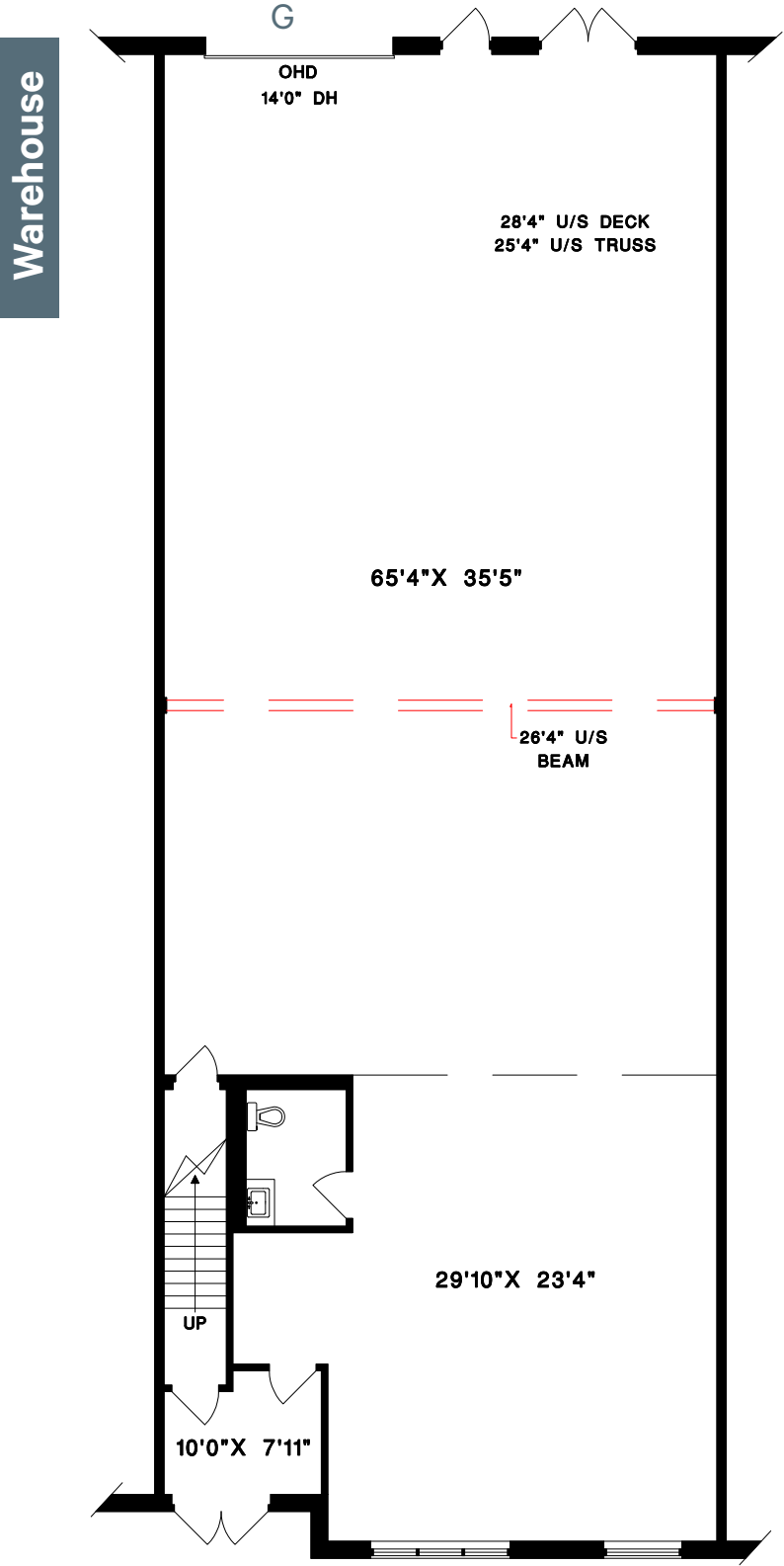
Interior Warehouse



2nd Floor Storage Mezzanine

Industrial Space | For Lease

Typical Floor Plan



Industrial Space | For Lease

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CBRE

Located in Delta, BC's rapidly growing Tilbury industrial area, DECA Business Centre offers companies access to all of Metro Vancouver and the USA border using major thruways such as Highway 17 (South Fraser Perimeter Road), Highway 99 and Highway 91. Tilbury provides unparalleled connectivity with important logistical hubs such as Deltaport, Tsawwassen Ferry Terminal and YVR International Airport. Whether your clients are in Vancouver, Burnaby, Richmond, Surrey, Langley, the Tri Cities or south of the border, Delta is the logistical epicenter of the Lower Mainland.



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