

FOR SALE / LEASE

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



Billy Yang

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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

Address	Unit 105, 7225 Brown Street, Delta BC
Legal Description	STRATA LOT 5, PLAN BCS2488, DISTRICT LOT 129, GROUP 2, NEW WESTMINSTER LAND DISTRICT
PID	027-166-872
Strata Lot	SL 5
Gross Leasable Area	4,005 SF
Main Floor Size	2,685 SF
Second Floor Office Size	540 SF
Mezzanine Size	780 SF
Basic Rent	\$ 30.00
Additional Rent	\$ 5.72 (2026 EST)
Asking Sale Price	\$ 2,599,000 \$2,399,000 (\$599 / SF)



PROPERTY HIGHLIGHTS



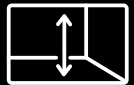
Location

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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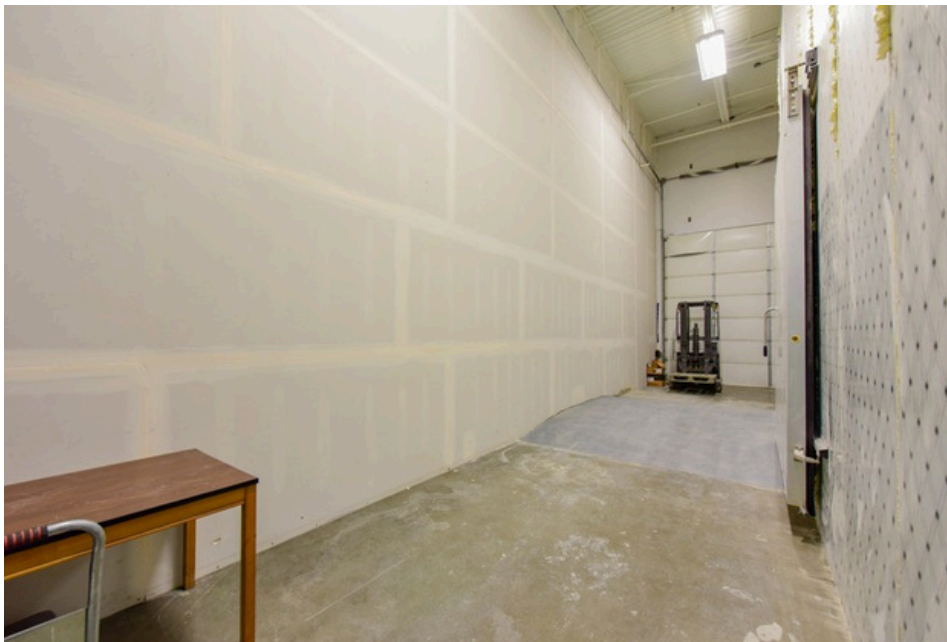
FOOD PROCESSING ROOM

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HIGH CEILING BUILT-IN COOLER

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MEZZANINE AND EXTRA STORAGE

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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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