

# FOR SALE

## 6435 64<sup>TH</sup> STREET

DELTA, BRITISH COLUMBIA

### Freestanding 9,420 SF Facility on 1 Acre lot

CBRE

THE  
INDUSTRIAL  
SPECIALISTS



George Massey Tunnel

62<sup>nd</sup> Street

64<sup>th</sup> Street



## Building Size - 9,420 SF

MAIN FLOOR: 7,920 SF  
SECOND FLOOR: 1,500 SF  
TOTAL AREA: 9,420 SF

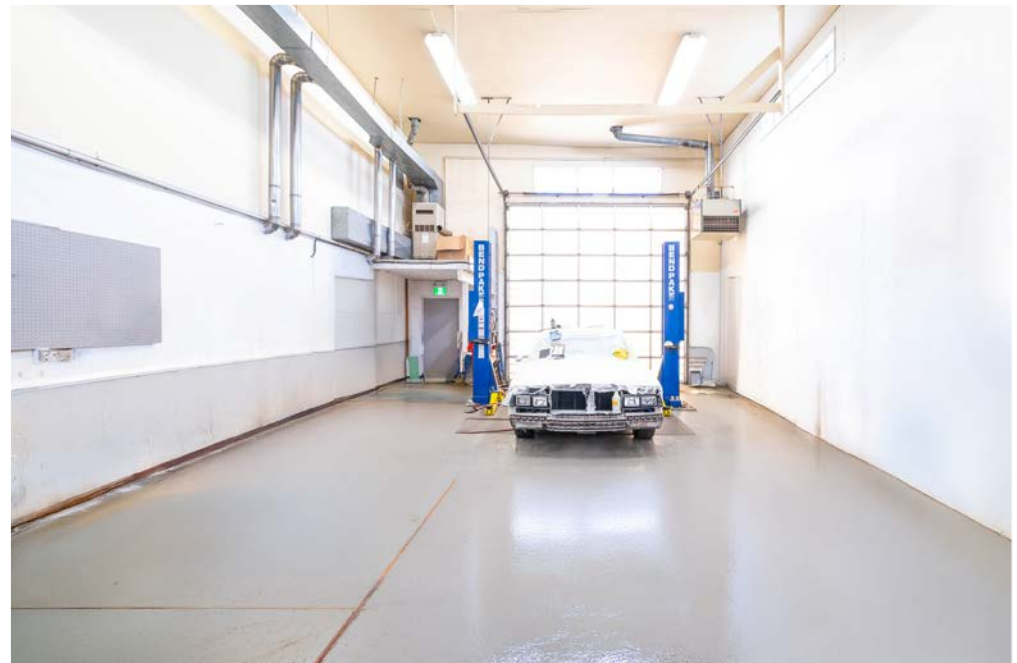
## Features

- 4 grade doors
- 12 parking stalls
- Month to month Tenancy within 1,000 SF bay for potential holding income
- 6,500 SF of paved yard space
- 19,000 SF of green field that could be paved/hard packed graveled by purchaser
- Direct drive through grade door

## Property Details

PID	005-371-341
ZONING	I-1
LOADING DOORS	two (2) - 12' x 14' grade doors two (2) - 10' x 12' grade doors
CEILING HEIGHT	15'-18' clear
SITE SIZE	1 acre
PARKING	12 surface parking stalls
POWER	200 amp, 120/240 volt, single phase service
AVAILABILITY	60 days notice
PROPERTY TAX (2025)	\$39,419.16
<b>SALE PRICE</b>	<b>\$5,700,000</b>

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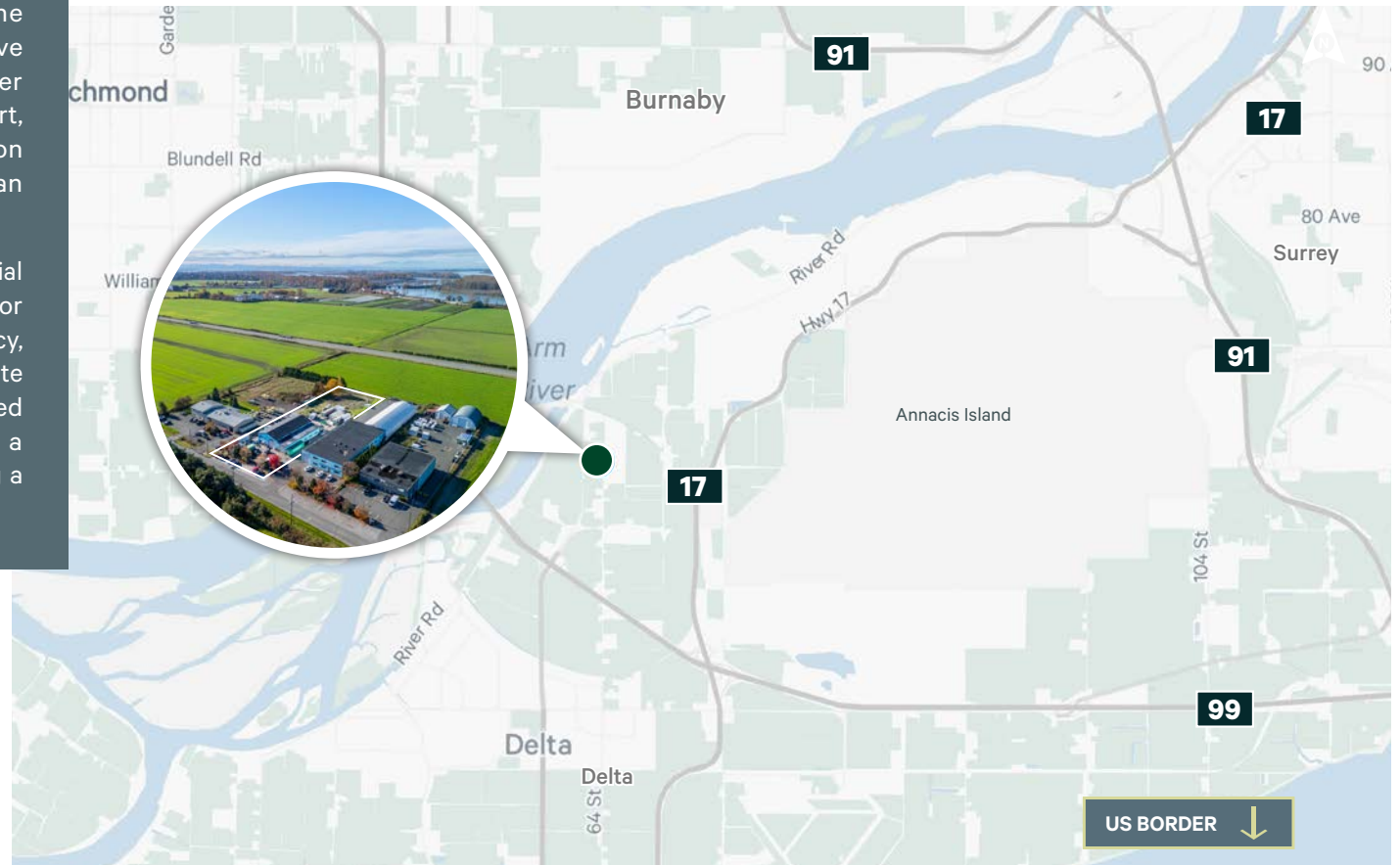


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Strategically located at 6435 64<sup>th</sup> Street in Delta, British Columbia, this property offers exceptional proximity to key transportation and commercial hubs throughout the Lower Mainland. Being just a short drive from Richmond City Centre, Vancouver International Airport (YVR), GCT Deltaport, and Downtown Vancouver—the location ensures seamless access to major urban centers, ports, and air travel corridors.

Positioned within a well-established industrial zone, the site provides an ideal setting for businesses that prioritize logistical efficiency, operational convenience, and high corporate visibility. Its location supports streamlined distribution and connectivity, making it a compelling choice for companies seeking a competitive edge in the region.

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**12**  
MINUTES TO RICHMOND  
CITY CENTER

**16**  
MINUTES TO VANCOUVER  
INT'L AIRPORT

**25**  
MINUTES TO  
DELTAPORT

**25**  
MINUTES TO VANCOUVER  
CITY CENTRE

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