

FOR SALE



8149
RIVER WAY

DELTA, BC

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INDUSTRIAL SPACE

AVAILABLE:	8,582 s.f.* of shell warehouse available immediately. Vendor requires a one year leaseback of 10,296 s.f.	
BUILDING SIZE:	Warehouse:	15,678 s.f.
	Ground floor office:	1,600 s.f.
	Second floor mezzanine:	1,400 s.f.
	Total Area:	18,878 s.f.*
SITE AREA:	1.0 acre	
PROPERTY TAXES (2017):	\$46,647.33	
ASKING PRICE:	\$5,595,000	
ZONING:	I2 - Heavy Industrial	

*Measurements are approximate and must be verified by buyer.

BUILDING DETAILS

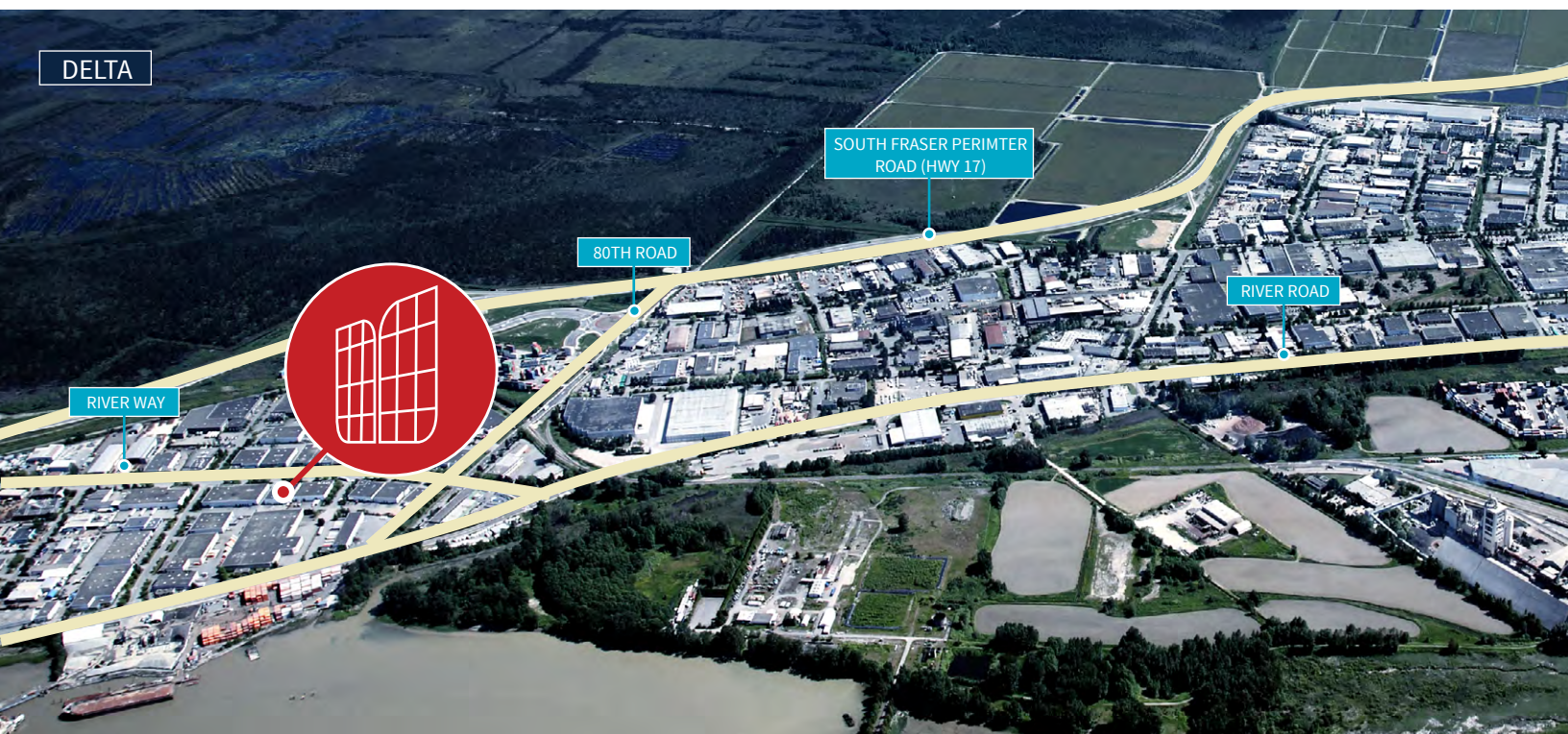
- 4 dock loading doors
- 2 grade loading doors
- 2 washrooms
- 24' clear ceiling height
- Beedie built in 1994
- Fully sprinklered
- Gas fired unit heaters
- Skylights

OPPORTUNITY

The subject property represents an exceptional opportunity to purchase an 18,878 square foot distribution facility within the popular Tilbury industrial area of north Delta.

LOCATION

8149 River Way is located in River Way Business Park within Tilbury. The building provides excellent access to all areas of the Lower Mainland including the US Border, Downtown Vancouver, the Vancouver International Airport and South Fraser Perimeter Road.



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