



Beedie/



FOR SALE OR LEASE

NEW PRICE & LEASE RATE

SALE: \$24,154,000 (\$495 PSF)

LEASE: \$17.95 PSF NET

6805 Dennett Place Delta, BC

48,796 SF Corner Site
Freestanding Building with
Prime Exposure

Available Immediately



Offers functionality & accessibility for a wide range of users



Close proximity to a multitude of transport routes, including Highways 1, 17, 91 & 99



Owned & professionally managed by Beedie

6805 DENNETT PLACE | PROPERTY PROFILE



Opportunity to lease or purchase a Beedie-built **48,796 SF warehouse/office building** located in North Delta (Tilbury Industrial Park). The property was constructed in 2005 and features **ample parking, dock & grade loading**, and options to demise the property if required by an owner-user. Interior facilities include well laid-out office areas, lunchroom and washroom areas.

6805 Dennett Place is located within **Tilbury Industrial Park in North Delta**. This **corner lot offers high exposure** and is conveniently accessible by the South Fraser Perimeter Road (SFPR), which is a 5-minute drive away via the 80th Street Interchange. The SFPR allows for quick connections to major routes including Highway 17 to DeltaPort and the Fraser Valley, Highways 91 & 99 to Central Vancouver, the Trans-Canada Highway and the US border.

48,796 SF

Building size

43,552 SF

Industrial area

5,240 SF

Office area

42

Designated parking stalls

7

Dock doors

2

Grade doors

26'

Clear height

600_{amp}

347/600 volt electrical service

I-2

Zoning

ESFR

Sprinklers

LED

Lighting

Immediate

Possession

Building Features

6805 Dennet Place, Delta

Loading Seven (7) dock level loading doors (10' x 10' & 8' 6" x 10') & two (2) grade level loading doors (12' x 14')

Heating Radiant gas heaters in staging area & gas-forced air heating throughout the warehouse

Power 600 amp, 347/600 volt, 3-phase electrical service

Column Spacing Column spacing - 34' 10 1/2" x 64', 37' x 64', 23' x 64'

Office First class office improvements including a mix of open plan & private offices, fully serviced by HVAC

Asking Price **\$24,154,000 (\$495 PSF)**

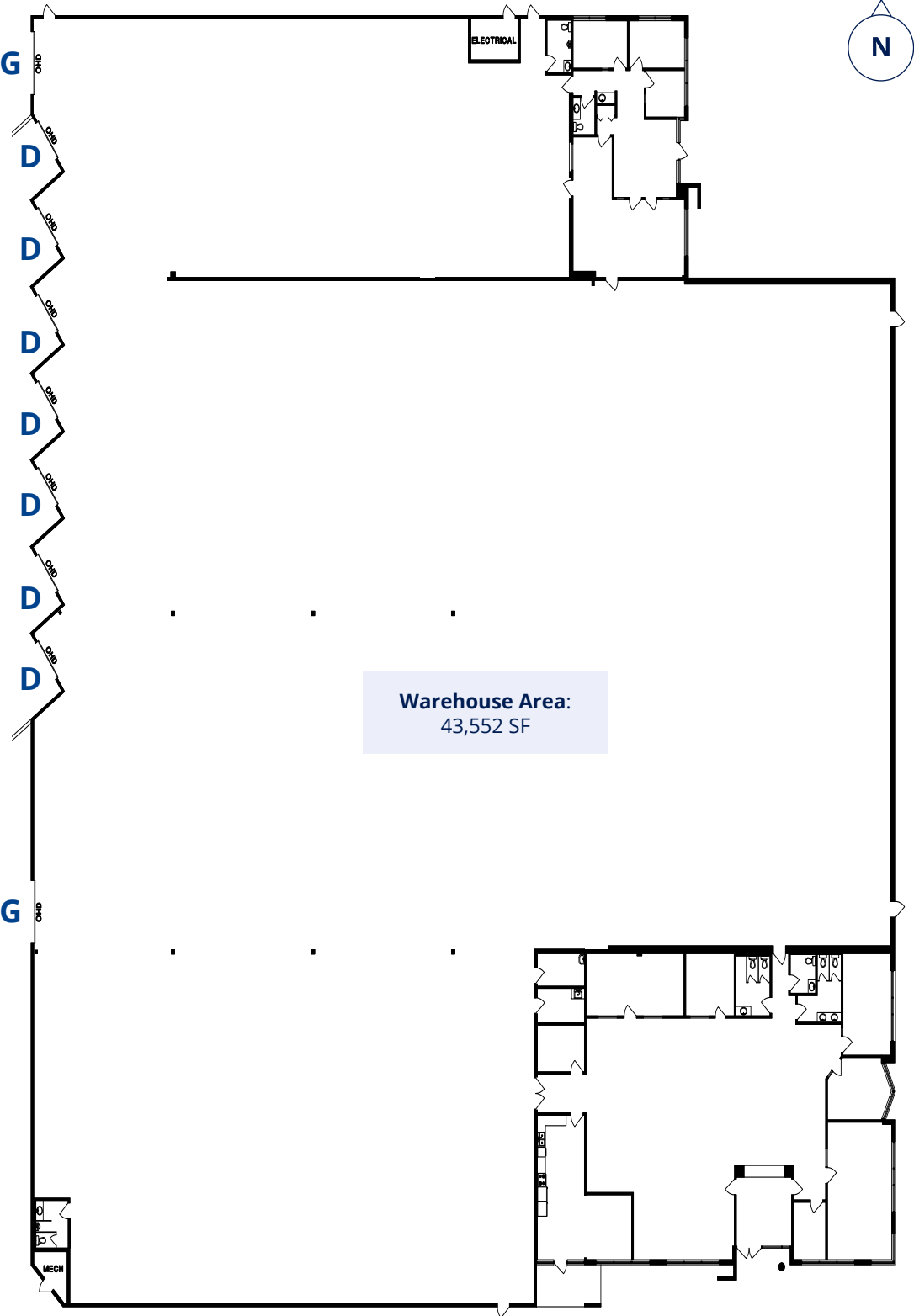
Property Taxes (2025) \$229,549.66

Asking Net Lease Rate **\$17.95 PSF, net**

Tax & Operating Cost Budget \$6.38 PSF + 3% management fee (2026 estimate)

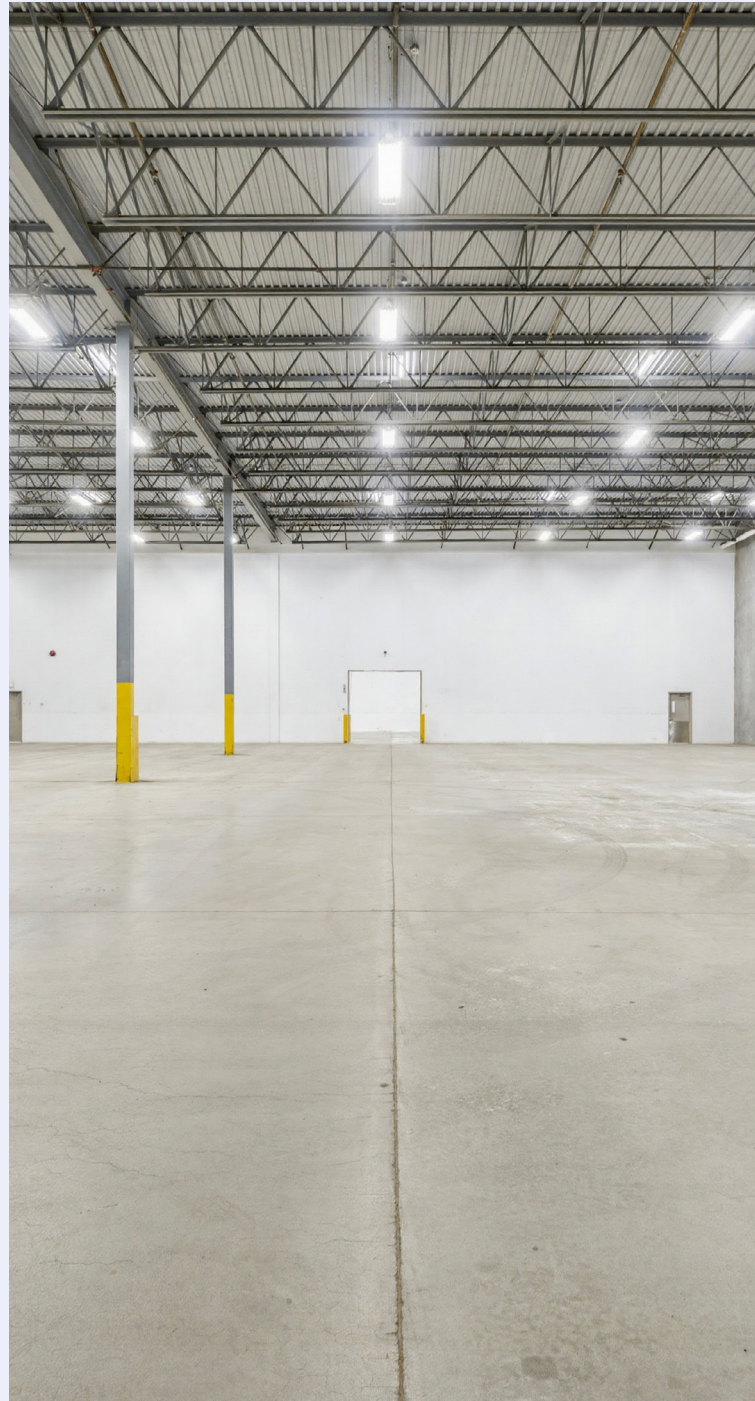


Building Breakdown



Existing improvements may vary from those shown and can be modified as required.

- D** Dock Loading Door
- G** Grade Loading Door





 [VIEW THE VIDEO](#)

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

The Offer Process

To receive detailed information about the property, and/or to arrange a viewing please, contact the agents below.

Andrew Lord
Executive Vice President
Personal Real Estate Corporation
+1 604 377 7949
andrew.lord@colliers.com

Sean Bagan
Senior Vice President
Personal Real Estate Corporation
+1 604 790 7204
sean.bagan@colliers.com

Jack Hall
Senior Associate
+1 604 351 8947
jack.hall@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. Colliers Macaulay Nicolls Inc.

