



Unit 109, 7927 River Road, Delta

# 4,025 SF Warehouse/Office Industrial Space in Tilbury **For Sale**

**Craig Kincaid-Smith, Senior Vice President**

Personal Real Estate Corporation  
+1 604 209 3918  
craig.kincaid-smith@colliers.com



# Opportunity & Location

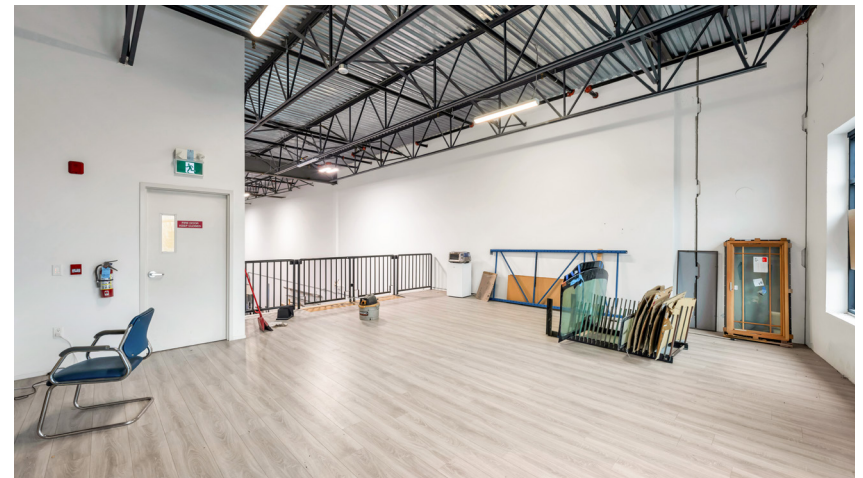
Opportunity to purchase a brand new, state-of-the-art industrial unit at the Beedie constructed DECA Business Centre. The subject property is located in the Tilbury Industrial area of north Delta and includes one grade loading door and 24' ceiling height.

Located in Delta, BC's rapidly growing Tilbury industrial area, the subject property offers 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.



# Property Features

<b>Civic Address</b>	Unit 109, 7927 River Road, Delta
<b>Building Area</b>	Warehouse      3,045 SF Mezzanine      980 SF <b>Total</b> <b>4,025 SF</b> <small>*All areas are approximate and to be verified by the tenant</small>
<b>Zoning</b>	CD (Comprehensive Development)- 473 / I2 (Medium Impact Industrial) Flexible zoning allows for a wide array of manufacturing and distribution uses as well as retail uses allowed under the Comprehensive Development 473.
<b>Ceiling Height</b>	24' height in warehouse
<b>Loading</b>	1 grade loading door
<b>Power</b>	3-phase, 150 amp at 347/600 volt dedicated service
<b>Features &amp; Attributes</b>	<ul style="list-style-type: none"><li>• Concrete tilt-up construction</li><li>• 500 lbs/SF warehouse floor load capacity</li><li>• ESFR sprinklers</li><li>• Gas-fired unit heaters</li><li>• High efficiency LED fixtures</li></ul>
<b>Asking Price</b>	\$2,395,000
<b>Gross Taxes (2025)</b>	\$15,458.22





Unit 109, 7927 River Road, Delta

**Craig Kincaid-Smith, Senior Vice President**

Personal Real Estate Corporation  
+1 604 209 3918  
craig.kincaid-smith@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. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

