



**NAI Commercial**

**FOR SALE**  
Industrial Development Site  
Tilbury Lands

**9538 & 9548 River Road and 9558 & 9568 96<sup>th</sup> Street, Delta, BC**

**14.74 Acres of Industrial Development Land in Delta, Fronting Highway 17**

**NAI Commercial**  
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NAI COMMERCIAL IS  
PLEASED TO PRESENT

# Tilbury Lands:



## The Opportunity

This 14.74-acre industrial-zoned property in Delta's Tilbury industrial area offers exceptional value, with prime frontage along Highway 17 and direct waterfront access. Its strategic location provides unparalleled connectivity to key logistical hubs such as Deltaport, Tsawwassen Ferry Terminal, YVR Airport, and the Canada/US border via Highways 17, 91, and 99. As industrial land supply in the region continues to shrink, this exclusive site presents a rare opportunity for developers and owner-occupiers to capitalize on the area's growing demand for distribution and warehouse space.

## Development Considerations

- ▶ Rezoning is not required
- ▶ All utilities are available along River Road at the property line.
- ▶ Phase 2 Environmental Site Assessment has been completed
- ▶ Geotechnical Report analysis available
- ▶ A BNSF railway tracks Access agreement, for vehicular traffic over the tracks and for utility access under the tracks, is in place
- ▶ An Arborist Report is completed

### Civic Address

9538 & 9548 River Road and 9558 & 9568 96<sup>th</sup> Street, Delta, BC

### Legal Description

9538 River Road – Lot 18 Except: Firstly: Part Shown on Plan 22258; Secondly Parcel “G” (Bylaw Plan 58389) and Thirdly Part Subdivided By Plan 61673; Fourthly Part Dedicated Road on Plan EPP359; District Lot 133 Group 2 New Westminster District Plan 852. PID: 000-915-190.

9548 River Road – Lot 19 Except: Firstly: Part Shown on Plan 12152; Secondly: Part Shown on Plan 22258; Thirdly Parcel “J” (Bylaw Plan 58389); and Fourthly Part Subdivided By Plan 61673; Fifthly Part Dedicated Road on Plan EPP359; District Lot 133 Group 2 New Westminster District Plan 852. PID: 000-915-203.

9558 96<sup>th</sup> Street – Lot 20 Except: Firstly: Shown on Plan 12162, and Secondly Part Shown on Plan 22258, Thirdly Part Dedicated Road on Plan EPP359; District Lot 133; Group 2 New Westminster District Plan 852. PID: 000-915-238.

9568 96<sup>th</sup> Street – Lot 21 Except: Firstly, Part Shown on Plan 12152; Secondly: Part Shown on Plan 22258; Thirdly: Part Dedicated Road on Plan EPP359; District Lot 133 Group 2 New Westminster District Plan 852. PID: 000-915-246.

### Zoning

Medium Impact Industrial (I2)  
& Waterfront Industrial (I6)

### Total Site Area

14.74 Acres

### Total Property Taxes

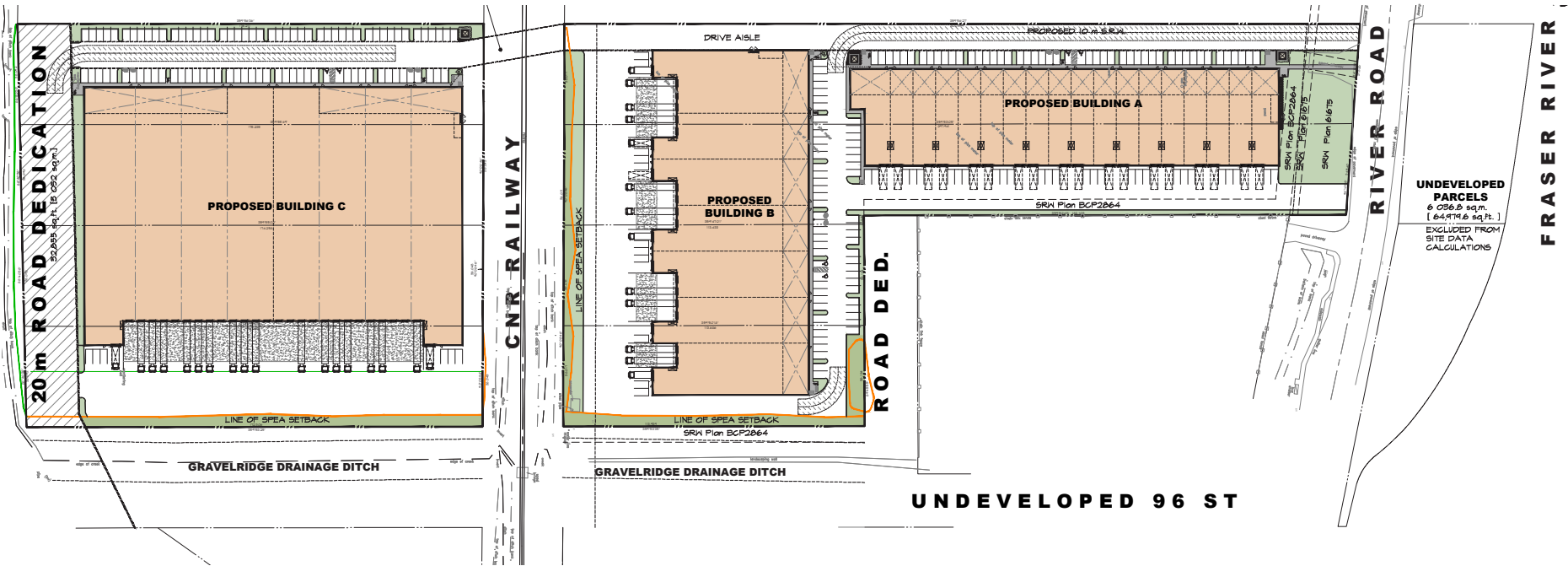
\$294,783.29 (2024)

### Price

Contact Listing Agents



Site Plan







## Drive Times from Subject Site

**15 MIN** to CP Intermodal

**19 MIN** to Highway 1

**23 MIN** to Tsawwassen Ferry Terminal

**25 MIN** to GCT Deltaport

**26 MIN** to US Border

**27 MIN** to CN Intermodal

**30 MIN** to YVR Airport

**40 MIN** to GCT Vanterm

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