

7989 82nd Street

Delta, British Columbia

FOR SALE



18,608 SF FREESTANDING INDUSTRIAL
BUILDING ON 1.41 ACRES OF LAND



7989 82nd Street

Opportunity to purchase a freestanding warehouse/distribution building totaling 18,608 square feet in the Tilbury Industrial Park of North Delta. The building features concrete tilt-up construction and offers convenient dock and grade loading doors and high ceiling warehouse space to accommodate a wide range of occupants. The property benefits from it's high-exposure corner location at 82nd Street and River Road.

PROPERTY INFORMATION

SITE SIZE 1.41 acres

WAREHOUSE 16,000 SF
OFFICE 2,608 SF
TOTAL SF 18,608 SF

SALE PRICE \$12,500,000

PROPERTY TAXES \$79,257.83

ZONING I2: Medium Impact Industrial Zone



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POWER
600A / 600V 3-Phase



LIGHTING
T5 + skylights



CONSTRUCTION
Concrete tilt-up



DRAINAGE
Floor drains throughout warehouse



LOADING DOORS
3 docks with leveler,
1 ramped grade



CEILING HEIGHT
24' clear



SPRINKLERED
Yes



HEATING
HVAC in office
Gas-forced air in warehouse





LOCATION OVERVIEW

7989 82nd Street offers unparalleled convenience and accessibility in a prime location. Situated on the southwest corner of River Road and 82nd Street, this property provides seamless entry to the Tilbury Industrial Park. Its strategic placement places it right in the middle of Highways 99 and 91, granting quick and effortless access to an array of amenities, including restaurants, financial institutions, and various other amenities in both Delta and the western edge of Surrey. Moreover, occupants will enjoy the added advantage of toll-free accessibility to the Trans-Canada Highway, the primary thoroughfare of the region.





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