

FOR SALE/LEASE

10118 SWENSON WAY

DELTA, BRITISH COLUMBIA

CBRE

THE
INDUSTRIAL
SPECIALISTS

58,811 SF Warehouse with 9 Dock & 2 Grade Loading Doors





Building Size - 58,811 SF

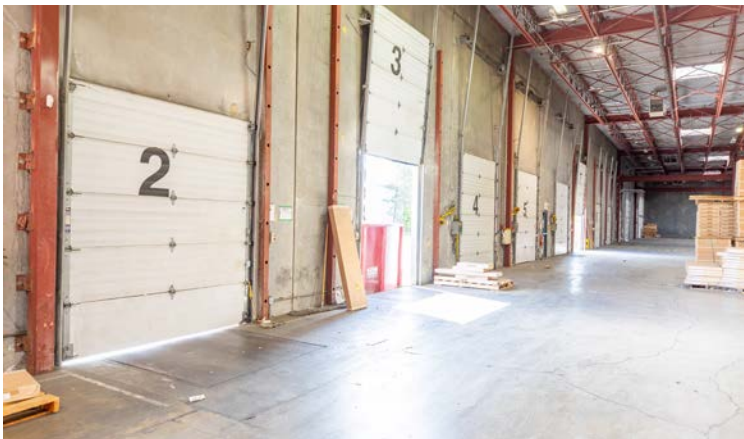
GROUND FLOOR OFFICE AREA	3,040 SF
WAREHOUSE AREA	55,771 SF
TOTAL AREA	58,811 SF

Features

- Excellent exposure along Nordel Way and Swenson Way with quick access to the SFPR
- 347/600 volt, 400 amp, 3 phase electrical service
- Fully sprinklered
- Fenced and paved yard
- Ample truck maneuvering room at rear loading area
- Large warehouse skylights for plenty of natural light
- Professionally built and managed by Beedie Development Group

Property Details

ZONING	I2 - Medium impact Industrial
LOADING DOORS	9 dock and 2 grade
CEILING HEIGHT	24' clear
SITE SIZE	2.99 acres
PARKING	39 parking stalls
SALE PRICE	\$32,346,050 (\$550 PSF)
BASIC RENT	Contact Listing Agents
ADDITIONAL RENT	\$6.33 PSF + 5% management fee
AVAILABILITY	Immediately



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Positioned at 7978 82nd Street, this property offers exceptional access to Highway 17, Highway 91, and Highway 99, just 3 minutes from the Tilbury Connector. This prime location ensures efficient routes to Metro Vancouver, the US border, YVR Airport, Deltaport, and the Tsawwassen Ferry Terminal.

With Downtown Vancouver, Surrey, and Richmond all within a 25–35 minute drive, this site is perfectly suited for businesses looking to streamline logistics and expand their regional reach.

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25
MINUTES TO
RICHMOND CC

30
MINUTES TO
SURREY CC

18
MINUTES TO
DELTAPORT

30
MINUTES TO
YVR AIRPORT

Connect with us for more information

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Beedie/ **CBRE**

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