

FOR SALE / LEASE

COLD STORAGE WAREHOUSE
TILBURY ISLAND
105 - 7225 Brown Street, Delta, BC



Billy Yang

Senior Associate | Industrial Real Estate Professional
BSc. Electrical Eng., DIPBM

O: 604 493 3002 EXT 706

C: 778 899 0528

E: billyyang@royallepagecommercial.com

ripcommercialvancouver.com

CRE Investment & Development Team | Royal LePage Sussex
2397 Marine Drive | West Vancouver | BC Canada | V7V 1K9
P 604 493 3002 | info@ripcommercialvancouver.com
*Personal Real Estate Corporation



7225

BROWN STREET, UNIT 105
DELTA, BC

www.rlpcommercialvancouver.com

OPPORTUNITY

Newly Built Cold Storage Warehouse | Prime Tilbury Industrial Location

An exceptional opportunity to lease a newly improved industrial unit featuring built-in cold storage infrastructure in the highly sought-after Tilbury Industrial Park. Strategically positioned in North Delta, this property offers seamless access to Highway 17 (SFPR), Highway 91, and Highway 99, providing efficient connectivity to Port of Vancouver, Richmond, Surrey, and the U.S. border.

This high-clear ceiling warehouse unit has been purpose-built to accommodate cold chain logistics, food distribution, and temperature-controlled storage users, while maintaining flexibility for a wide range of industrial applications.

PROPERTY DETAILS

Address	Unit 105, 7225 Brown Street, Delta BC
Legal Description	STRATA LOT 5, PLAN BCS2488, DISTRICT LOT 129, GROUP 2, NEW WESTMINSTER LAND DISTRICT
PID	027-166-872
Strata Lot	SL 5
Gross Leasable Area	4,005 SF
Main Floor Size	2,685 SF
Second Floor Office Size	540 SF
Mezzanine Size	780 SF
Basic Rent	\$ 30.00
Additional Rent	\$ 5.72 (2026 EST)
Asking Sale Price	\$ 2,599,000



PROPERTY HIGHLIGHTS



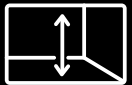
Location

Direct access to Hwy 91 and Hwy 99. Efficient access to Port of Vancouver, Fraser Valley distribution corridor, U.S. Border and YVR Airport.



Power

3 Phase - 100 AMP - 600V
Heavy Duty Safety Switch



Ceiling Height

22 FT



Onsite Parking

3 Designated Parking Spots
with additional visitor parking lot



Features

Professionally Built 515 SF Walk-In Freezer with modern refrigeration systems, Seafood Processor License Ready, Food Safe Certification, Oversize Grade Loading Door, A/C, washrooms etc.



Zoning

I2 - Medium Impact Industrial



PROPERTY EXTERIOR

www.rlpcommercialvancouver.com



FOOD PROCESSING ROOM



HIGH CEILING BUILT-IN COOLER

www.rlpcommercialvancouver.com



MEZZANINE AND EXTRA STORAGE





ZONING & PERMITTED USE

I2 - Medium Impact Industrial

Full Zoning Bylaw:~

I2: Medium Impact Industrial Zone

Permitted Uses:

- fish processing
- cold storage facility
- brewery or distillery
- abattoir
- cannabis production
- cannabis research and development
- manufacturing, including biofuel production, but excluding leather tanning and petroleum oil and natural gas, radioactive materials, cement, asphalt and tar production and processing
- recycling of solid waste
- rental of motor vehicles
- automotive services and body shop
- ship yard
- towing and storage facilities
- transportation
- boat building and repair
- construction services
- agricultural machinery and equipment

Billy Yang 杨比利

Senior Associate | Industrial Real Estate Professional

BSc. Electrical Eng., DIPBM

O: 604 493 3002 EXT 706

C: 778 899 0528

E: billyyang@royallepagecommercial.com

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CRE Investment & Development Team | Royal LePage Sussex

2397 Marine Drive | West Vancouver | BC Canada | V7V 1K9

P 604 493 3002 | info@rlpcommercialvancouver.com

*Personal Real Estate Corporation

