

For sale

7861 Hoskins Street
Delta, BC

51,969 sf on 2.08 acres with dock and grade loading



OPPORTUNITY

To acquire a high quality Beedie built freestanding building in the Tilbury area of Delta. The building is offered on a vacant possession basis and has quality existing office improvements and a bright clean warehouse with LED lighting and skylights for natural light.



SALE PRICE
\$23,400,000



AVAILABILITY
Immediately

BUILDING FEATURES

- ▶ 6 dock loading doors with levelers and 1 drive in loading door
- ▶ 26’ clear ceiling heights
- ▶ LED lighting and skylights in warehouse
- ▶ 600 amps 600 volts power
- ▶ “Beedie-built” concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ Gas forced air in warehouse
- ▶ Ample loading areas for 53’ trailers
- ▶ Secured fenced yard area



AVAILABLE AREA

Ground floor office	2,664 sf
Mezzanine, office, & storage	2,664 sf
Original warehouse	35,873 sf
Expansion warehouse	10,768 sf
Total	51,969 sf

LOCATION

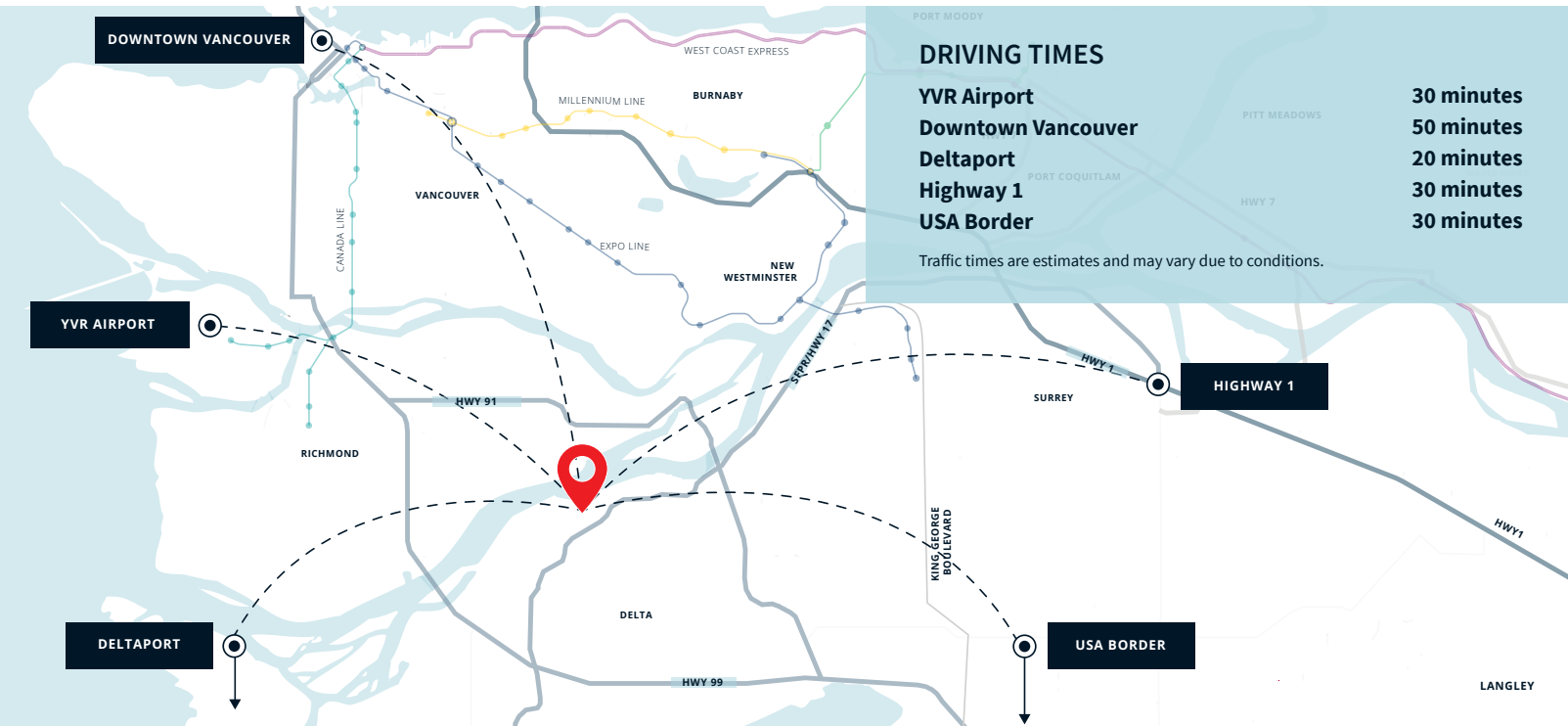
7861 Hoskins Street is located minutes from the Highway 17 interchange that gives access to the Tilbury Industrial Park. Positioned halfway between Highways 99 and 91, this location provides convenient access to restaurants, banks, and other amenities of both Delta and the western edge of Surrey, as well as quick access to the main artery of the region, the Trans-Canada Highway and to Deltaport.



DRIVING TIMES

YVR Airport	30 minutes
Downtown Vancouver	50 minutes
Deltaport	20 minutes
Highway 1	30 minutes
USA Border	30 minutes

Traffic times are estimates and may vary due to conditions.



FOR MORE INFORMATION, PLEASE CONTACT:

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