



9336 - 9376 River Road, Delta, B.C.

For Lease 4.0 Acres of Industrial Land Approved for Outside Storage Uses

Access is from River Road to the Subject Lands, South of the BNSF Railway

Don Viner

Vice President
+1 604 662 2613
don.viner@colliers.com

Max Wiltshire

Associate
+1604 690 2658
max.wiltshire@colliers.com





FRASER RIVER

RIVER ROAD

BNSF RAILWAY

SOUTH FRASER PERIMETER ROAD

Location

The subject property is located just a quarter of a mile west of the intersection of River Road and the South Fraser Perimeter Road (SFPR) in the north-east sector of the City of Delta.

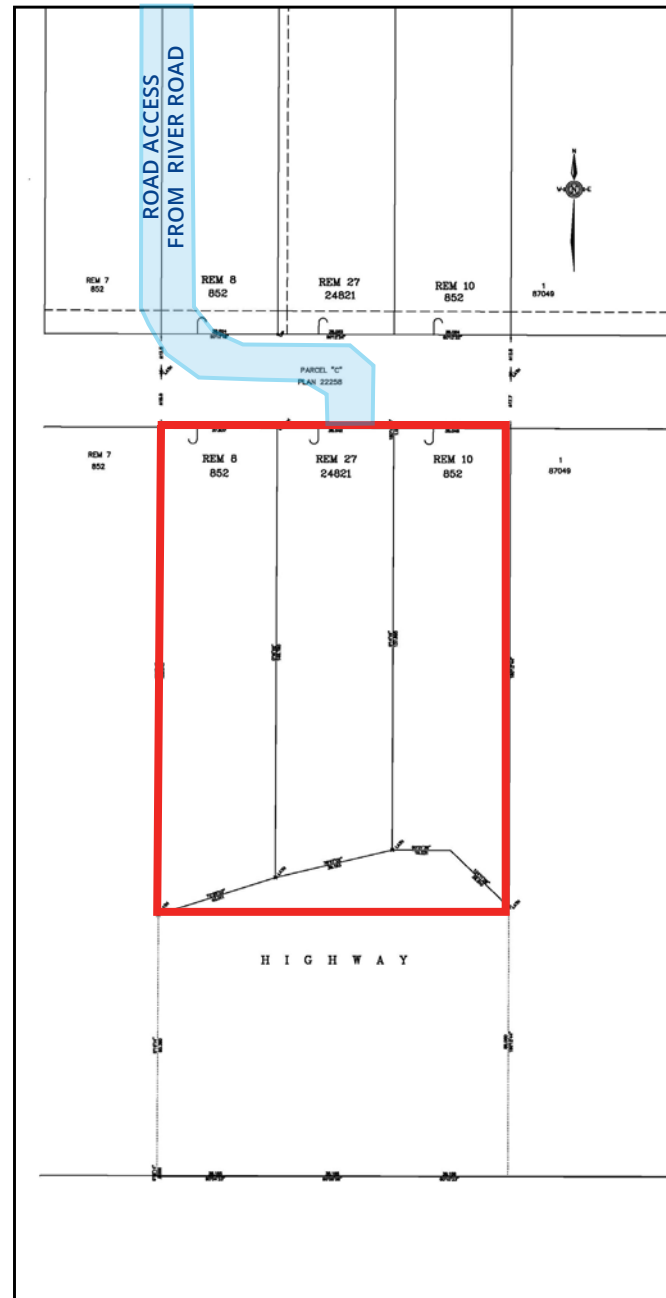
This central location continues to benefit from ongoing improvements to its transportation links and now offers excellent access to most regions of the Greater Vancouver Region and the Lower Fraser Valley.

Site Description

The subject property is situated south of the Burlington Northern Santa Fe Rail Line and fronts the SFPR. Comprising approximately 4.0 acres in total size, this bare land property is rectangular in shape with approximate dimensions of 380 feet in an east-west direction and 475 feet in a north-south direction.

The site is levelled to a height of approximately four and one half meters above River Road. The Lands will be improved with crushed rock and gravel surface to provide a clean workable road base. Access will come from a road running from River Road south to a private road crossing entering on to the subject property.

Site Plan



Zoning

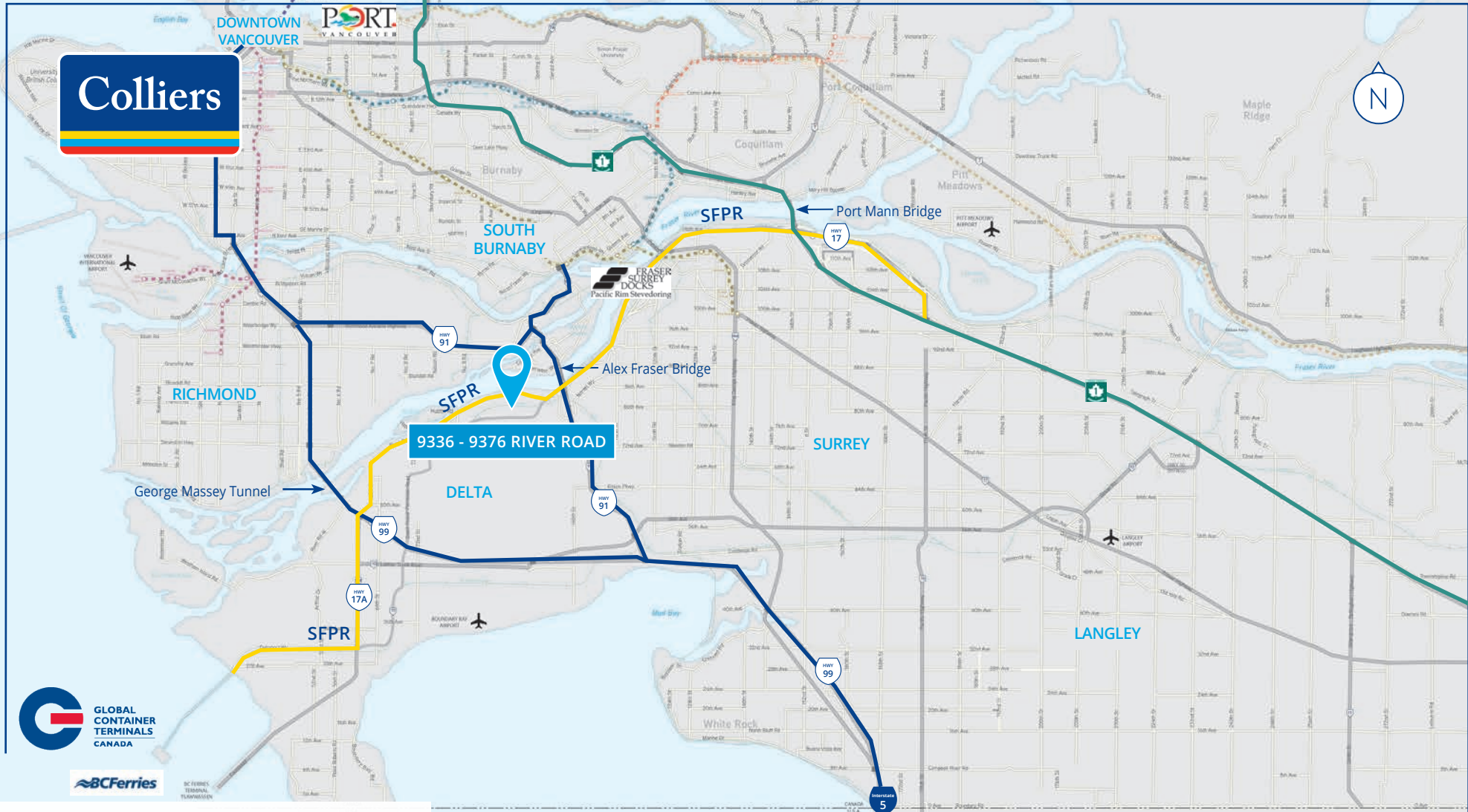
I-2 (Heavy Industrial) allows for a wide range of light to heavy industrial uses including: warehousing, wholesale distribution, storage uses, manufacturing, assembly, sales and service of marine and heavy industrial equipment, transportation uses and high technology uses.

Lease Rate and Terms

Lease rates are to a degree negotiable however are directly dependent upon amount of land area leased, site improvements and length of term required.



Please contact the listing agents for further details.



9336 - 9376 River Road, Delta, B.C.

Don Viner

Vice President
 +1 604 662 2613
 don.viner@colliers.com

Max Wiltshire

Associate
 +1 604 690 2658
 max.wiltshire@colliers.com

Copyright © 2022 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2022 Vancouver



collierscanada.com

Accelerating success.