



Unit 105 - 8128 River Way, Delta

# 14,412 SF Warehouse/ Office Unit in Tilbury For Lease

**Craig Kincaid-Smith, Senior Vice President**

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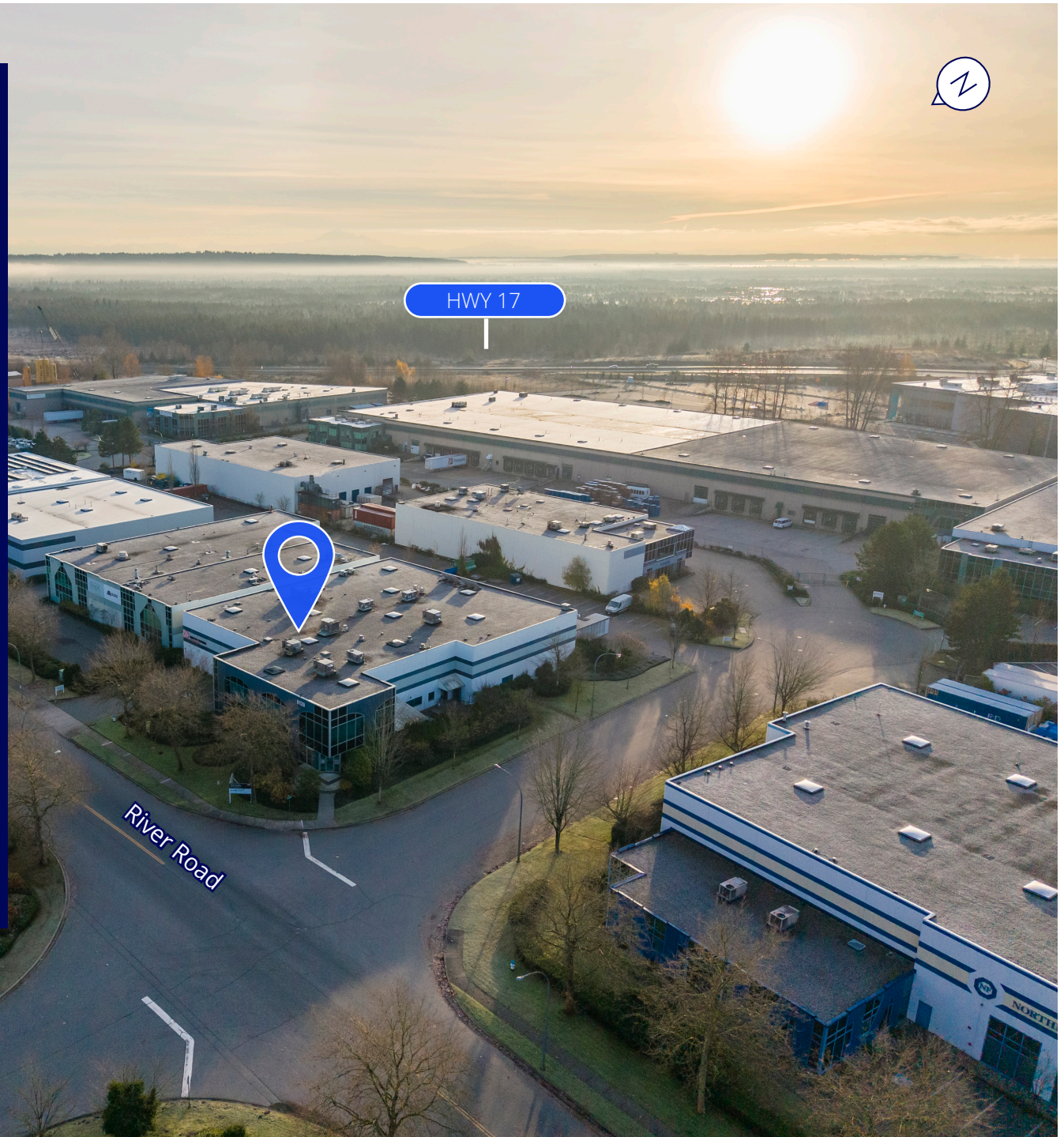
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# Opportunity & Location

Opportunity to lease a 14,412 SF office/warehouse facility in the prime Riverway Business Park located in the Tilbury industrial area of North Delta

This high quality project offers easy access via River Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tswawassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border. The premises are within five minutes of the New South Perimeter Road.



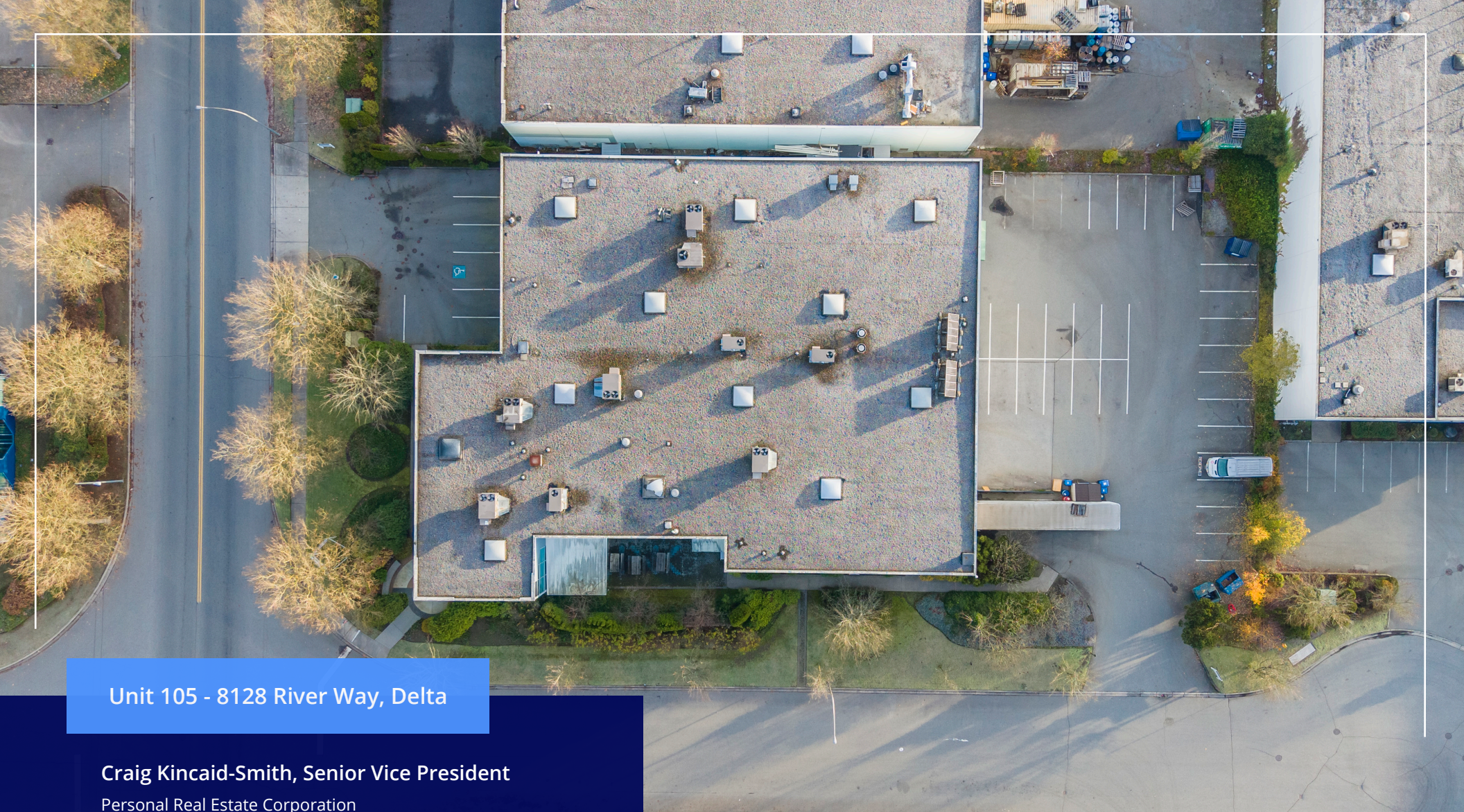


# Property Features

Civic Address	Unit 105 - 8128 River Way, Delta	
Building Area	Second Floor Office	2,677 SF
	Ground Floor Area	8,234 SF
	Mezzanine Area	3,501 SF
	<b>Total</b>	<b>14,412 SF</b>
Zoning	I2 (Medium Impact Industrial Zone) intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.	
Loading	One (1) grade level loading door. Potential to add a dock height door	
Features & Attributes	<ul style="list-style-type: none"><li>• Concrete tilt up construction</li><li>• Corner location</li><li>• T-bar ceiling</li><li>• Painted warehouse floor</li><li>• Fully sprinklered</li><li>• Functional air conditioned office with private offices, open plan areas, boardroom and lots of natural light</li><li>• 400 amp, 600V 3-phase power</li><li>• 24' clear height in warehouse</li></ul>	
Lease Rate (Net)	\$16.50 PSF per annum	
Operating Costs & Taxes (2026)	\$5.50 PSF (estimate)	







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