

FOR SALE

Units 7 & 8 7187 Honeyman Street

DELTA, BC



**9,266 SF Non-Strata Warehouse &
Office With Fenced Outdoor Storage**

CBRE

**THE
INDUSTRIAL
SPECIALISTS**

THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to acquire unit 7 & 8 7187 Honeyman Street, Delta, BC – a 9,266 SF non-strata warehouse with office space on a 0.325-acre lot that will be sold vacant, making it perfect for an owner-occupier seeking to utilize the property.

- » Share sale opportunity to save on property transfer tax
- » Unique non-strata titled property

Property Details

P.I.D.	002-812-215
ZONING	I2 – Medium Impact Industrial. Permitting wide range of general industrial uses
YEAR BUILT	1992
BUILDING AREA	7,951 SF (Main floor) 1,315 SF (Second Floor Office) 9,266 SF (Total Area)
CEILING HEIGHT	20' FT
LOADING DOORS	2 oversized grade doors
POWER	400 AMPS @ 600 Volts
SITE SIZE	0.325 Acres
PROPERTY TAXES	\$34,088.86 (2023)
SALE PRICE	\$5,200,000.00 \$5,096,300.00

Property Highlights

- » 1,100 SF of fenced outdoor storage
- » New roof installed in 2019
- » Phase I report completed
- » Heavy power to accommodate manufacturing use
- » T-bar ceilings in office
- » Fluorescent lighting
- » Ceiling fans
- » Multiple private offices, boardrooms, and two lunchrooms

SHARE SALE PREFERRED BY VENDOR





LOCATION OVERVIEW

Honeyman Street is located in the highly sought-after Tilbury industrial hub, which has convenient access to major traffic arterials, such as the South Fraser Perimeter Road (SFPR), Highways 99, 91, and 17. With direct access via the SFPR and proximity to the Highway 91 Connector, the property offers easy connections to all regions of Metro Vancouver, the Tsawwassen Ferry Terminal, the upgraded Deltaport Container, and US Border.

CONNECT WITH US FOR MORE INFORMATION

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