

9829 River Road

Delta, BC



32,000 SF RENOVATED BUILDING WITH DIRECT WATER ACCESS

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The Opportunity


CBRE is pleased to present the unique opportunity to lease a 32,000 SF recently renovated freestanding building situated on 1.15 acres of land in addition to a water lease, with direct water access for shipping and receiving.

The property is centrally located in the Lower Mainland with quick and easy access to the SFPR (Highway 17), Annacis Highway (Highway 91), U.S.A. border, freight port, and both Abbotsford and Vancouver airports. The site is currently zoned for both heavy industrial and waterfront industrial, making it a valuable property for industrial operations and businesses requiring frequent transportation including processing and manufacturing businesses or barge potential.

The facility is equipped with two newly re-installed oversized grade-level loading doors, and parking. Recent renovations include structural reinforcements to the building and dock, energy efficient lighting, new plumbing, and refinished exterior.




Property Highlights


 **Site Size**
Approx. 1.15 Acres (50,000 SF)

 **Building Size**
Approx. 32,000 SF


 **Water Lot Access**
By way of South Fraser River


 **Loading**
3 Oversized Grade Level Loading Doors

 **Year Built**
1979 (renovated 2024)

 **Parking**
19 On-Site, Additional Street Parking

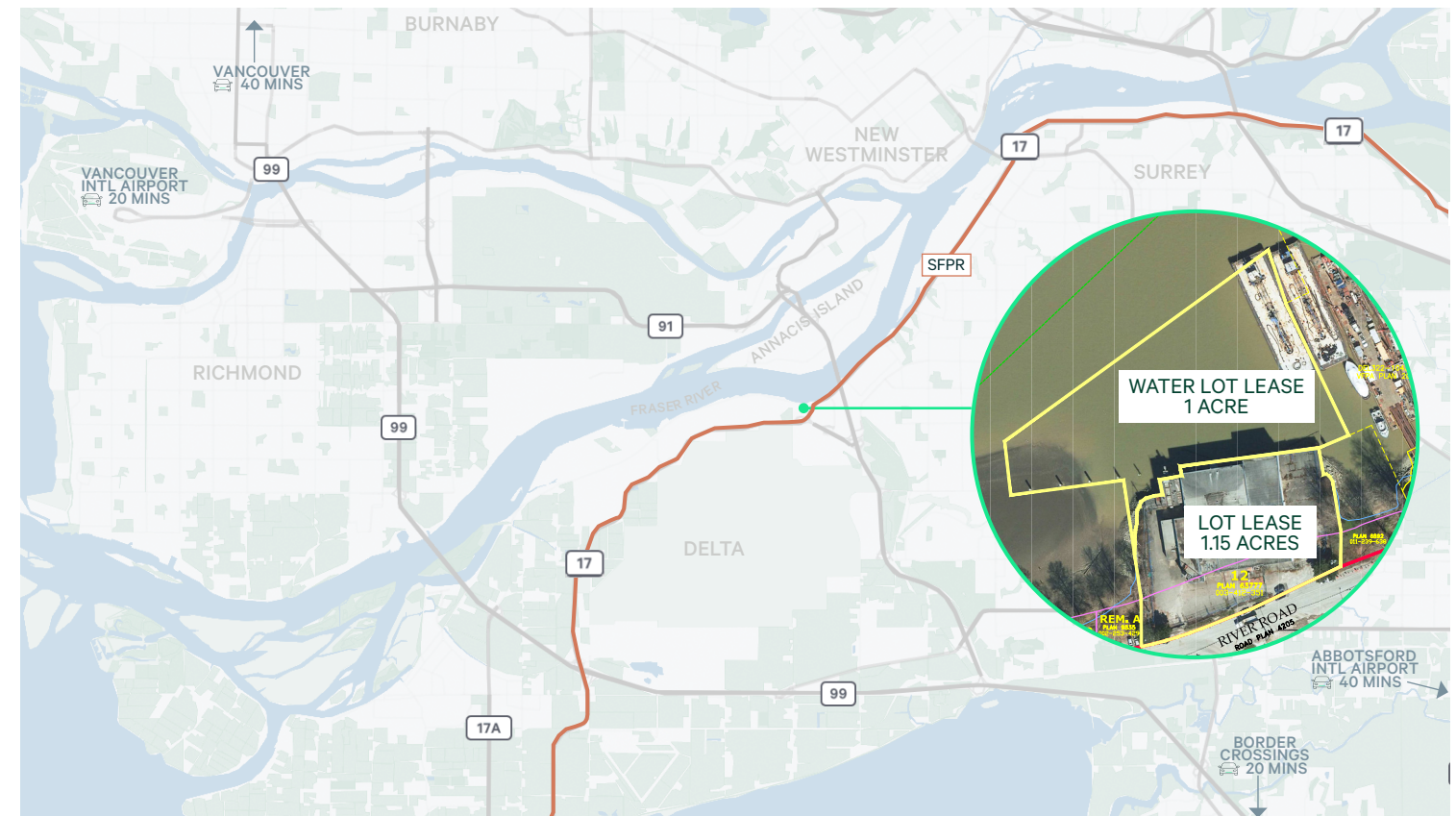
 **Clear Ceiling Height**
20' to 22.5'


 **Location**
Exposure off River Road & Alexander Fraser Bridge

 **Zoning**
1-2 (Heavy Industrial) & I-6 (Waterfront Industrial)


 **Availability**
Immediately

Location Overview



 20 MINS TO VANCOUVER INTL AIRPORT
40 MINS TO ABBOTSFORD INTL AIRPORT

 CONVENIENT ACCESS TO SFPR

 20 MINS TO PEACE ARCH BORDER CROSSING
25 MINS TO BLAINE BORDER CROSSING

Building Overview

Area A	20,627 SF*
Area B	2,062 SF
Area C	1,768 SF
Area E	3,125 SF
Area F	5,146 SF
Total**	31,993 SF

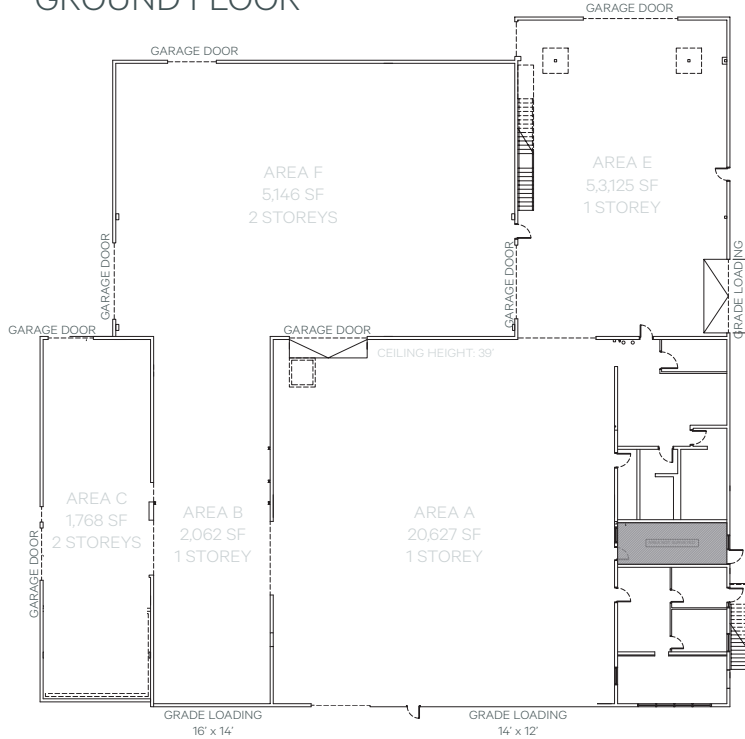
 Net Rent Per SF
\$16.00 PSF



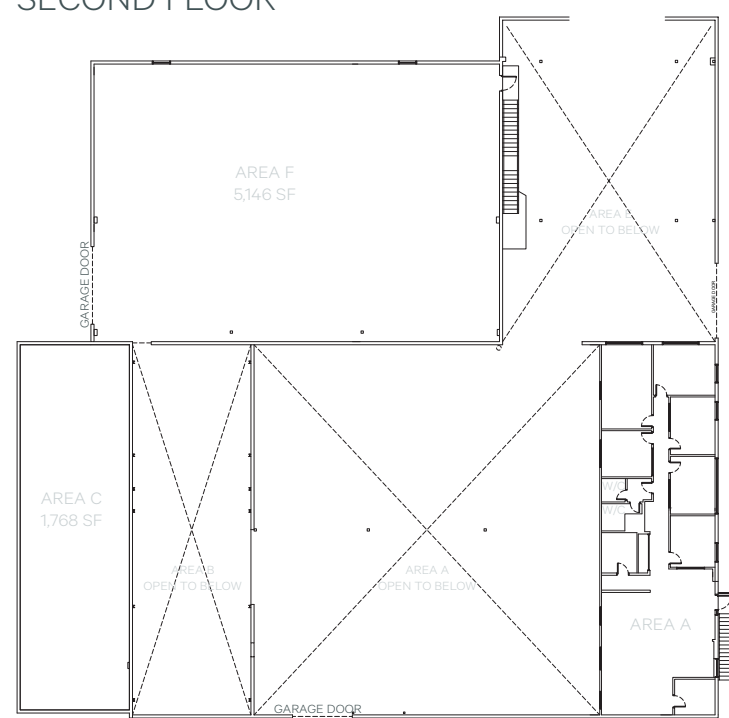
*Includes mezzanine office space
** Size is approximate only and subject to verification

Floor Plans

GROUND FLOOR



SECOND FLOOR



Interior - Area A



Interior - Area B



Interior - Area E



Interior - Area F (Floor 2)



Exterior - Area A, E



Exterior - Area C, B, A



For Lease

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Delta, BC

FOR MORE INFORMATION PLEASE CONTACT:

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