



Unit 101 - 7799 Berg Road, Delta

For Sale:

7,660 SF First Class Strata Unit
with Dock & Grade Loading

Accelerating success.

Craig Kincaid-Smith
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Opportunity & Location

Opportunity to purchase a 7,660 SF first class industrial facility in the Westpointe Business Centre in Tilbury. The subject property offers easy access to all of Metro Vancouver and the USA border using major thruways such as Highway 17 (South Fraser Perimeter Road), Highway 99 and Highway 91. Tilbury provides unparalleled connectivity with important logistical hubs such as Deltaport, Tsawwassen Ferry Terminal and YVR International Airport. Whether your clients are in Vancouver, Burnaby, Richmond, Surrey, Langley, the Tri Cities or south of the border, Delta is the logistical epicenter of the Lower Mainland.

Available Area*

Warehouse	3,734 SF
Second Floor Office	1,963 SF
Main Floor Office	1,963 SF
Total Area	7,660 SF

**Areas are approximate and to be verified by the purchaser*

Sale Price

\$5,400,000

Property Taxes (2023)

\$43,895.53

Strata Fees

\$559.13 per month plus GST



Property Features

- Concrete tilt up construction
- 32' clear ceilings
- Two (2) grade level loading doors
- One (1) dock level loading door
- ESFR sprinkler system
- 600 volt, 200 amp 3-phase electrical service
- Skylights
- High Efficiency LED lighting
- 10 parking stalls
- Quality office improvements



Zoning

I2 (Medium Impact Industrial) which allows for a wide range of manufacturing, storage and distribution uses.



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