

10555 64th Avenue &
Lot 2 Highway 91, Delta, BC

An Exceptional
14.84 Acre
Land Opportunity
for Potential Cold
Storage & Agri-Food
Processing Facility

For Sale by Court Order



Colliers

Prime Opportunity for Agri-Food & Cold Storage in Delta

Positioned in one of Metro Vancouver's most connected locations, 10555 64th Avenue & Lot 2 Highway 91 presents a rare opportunity to acquire 14.84 acres of prime land, ideal for cold storage, food processing, and agribusiness operations.



Application to Re-Zone for A4 Agricultural Product Management

Supports cold storage, food processing, and agribusiness.



Immediate access to Highway 91 & Key Transportation Routes

Connecting you to Deltaport, YVR, and the U.S. border.



Central Location

Strategically positioned to serve Metro Vancouver's growing food distribution and processing sector.

Don't miss this opportunity to establish or expand your agribusiness in one of the most sought-after food oriented locations in Western Canada.



An Ideal Site to Grow Your Business

Property Highlights



Total Land Area

14.84 acres



Net Usable Land

8.92 acres



Zoning

Currently A1 (Agriculture), proposed A4 (Agricultural Product Management)



Development Potential

Cold storage, food processing, agribusiness operations



Immediate Highway Access

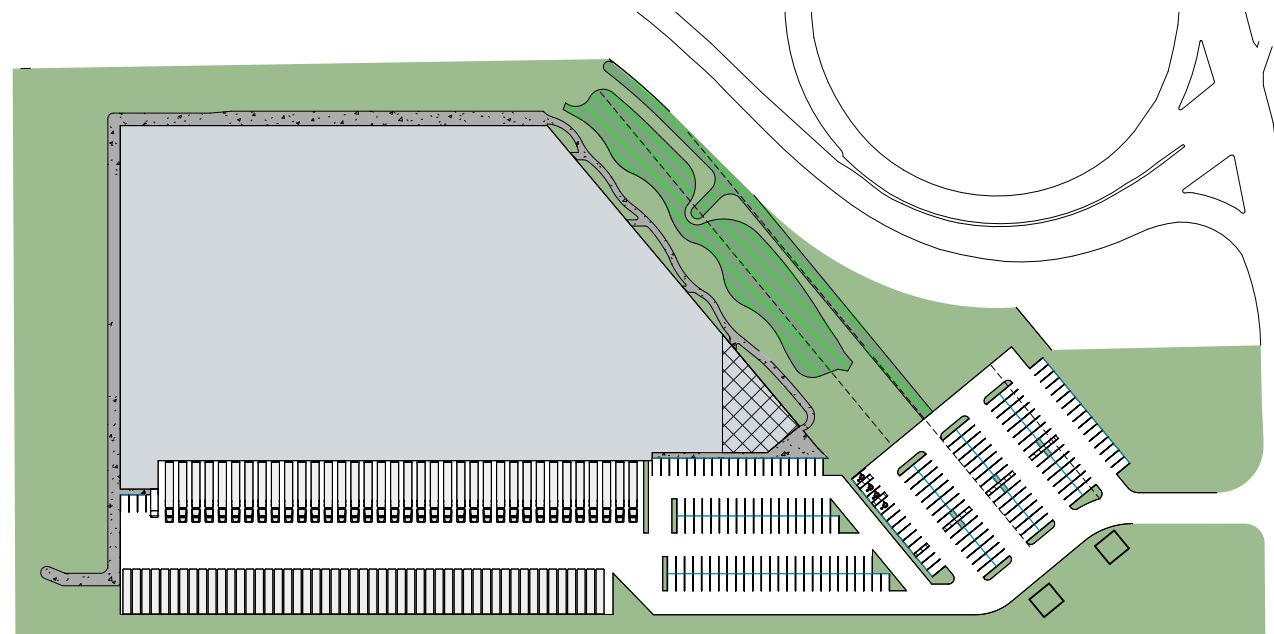
Highway 91, Highway 1, Highway 17, South Fraser Perimeter Road




Proximity to Key Trade Routes


Deltaport, U.S. Border, Metro Vancouver

Potential Development Concept | 217,000 SF Building






Flat Topography



Potential for large-scale cold storage & food processing facility



Customizable to meet operational needs

Excellent Connectivity, Access & Skilled Workforce

Effortless distribution across Metro Vancouver & beyond

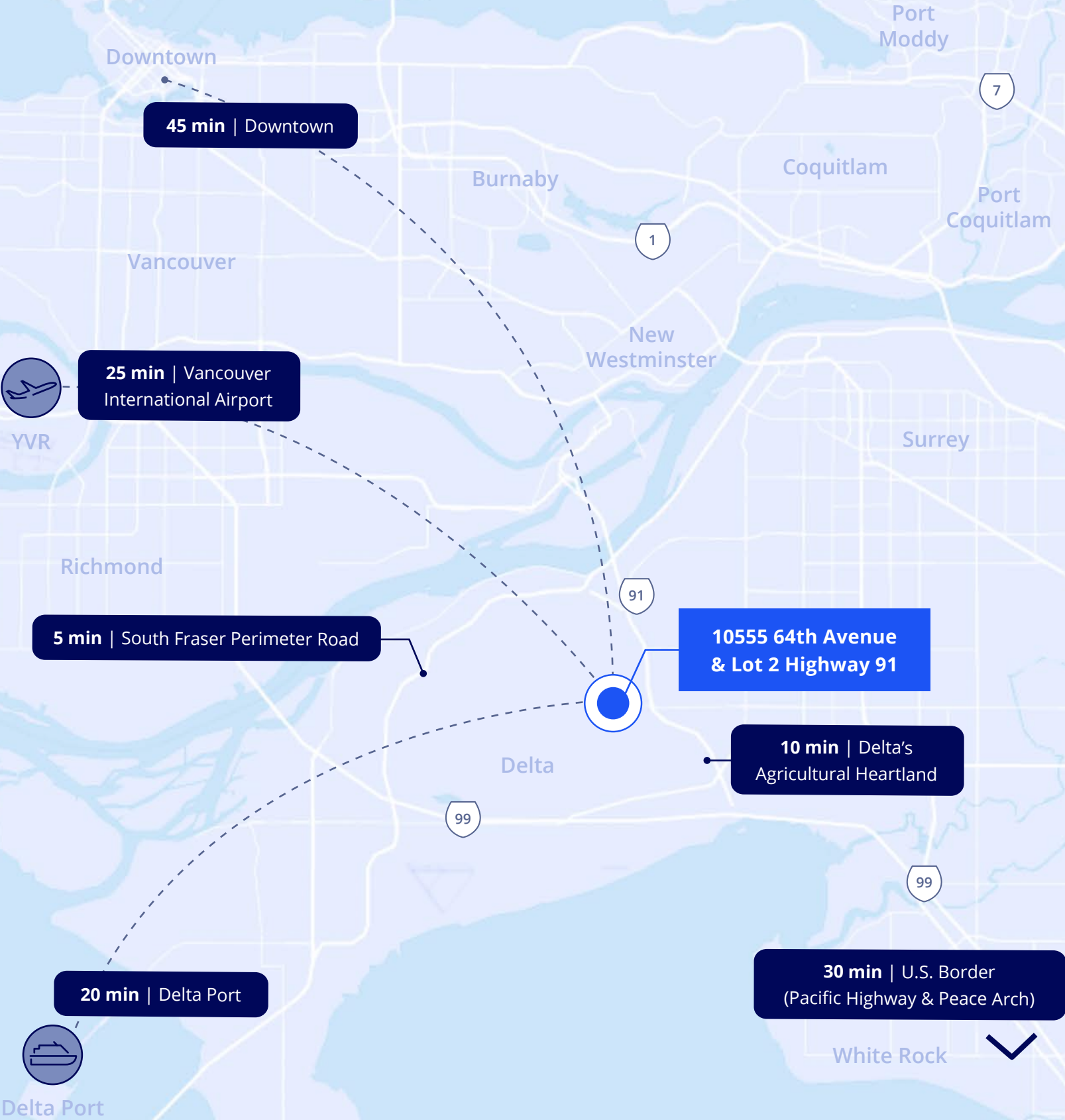
Located in Delta's thriving industrial corridor, this site provides seamless access to key transportation routes and a large, skilled workforce, ensuring smooth operations for agri-food and cold storage businesses.

Labour Force Accessibility

 **15 minute drive**
203,383 Labour Force Available

 **30 minute drive**
981,534 Labour Force Available

With proximity to residential hubs and efficient transit connections, businesses here can attract and retain top talent while benefiting from streamlined logistics.



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Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

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