

FOR LEASE
71,596 SF



8500 RIVER ROAD

DELTA, BC

FREESTANDING BUILDING WITH SECURED LOADING AREA & YARD



PROPERTY HIGHLIGHTS

Strategically located within Delta's highly sought-after Tilbury industrial area, 8500 River Road offers occupiers the opportunity to establish a presence in one of Metro Vancouver's premier industrial nodes. This high-quality concrete tilt-up facility combines efficient warehouse functionality with a strong corporate presence, featuring newly renovated office areas and modern end-of-trip amenities. Well-positioned to benefit from exceptional regional connectivity and labour access, the property also offers the potential for additional manufacturing equipment to be made available, presenting a unique turnkey opportunity for a variety of industrial users.

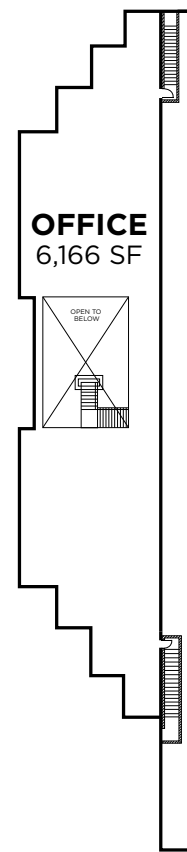
Warehouse:	58,794 SF
Office:	12,802 SF (2 floors)
Total Area:	71,596 SF
Clear Height:	24'
Loading:	10 grade-level doors
Zoning:	I2 - Medium Impact
Lease Rate:	Contact listing agent
Additional Rent:	\$7.68 PSF + mgmt. fee
Availability:	Q1 2027

- High quality concrete tilt-up construction
- Extensive glazing with strong corporate presence
- Newly renovated office areas with HVAC and end-of-trip facilities
- Secured and fenced loading area/yard
- 800 amp, 600 volt, 3-phase electrical service
- 76 parking stalls
- 10-ton crane
- Additional manufacturing equipment may be available

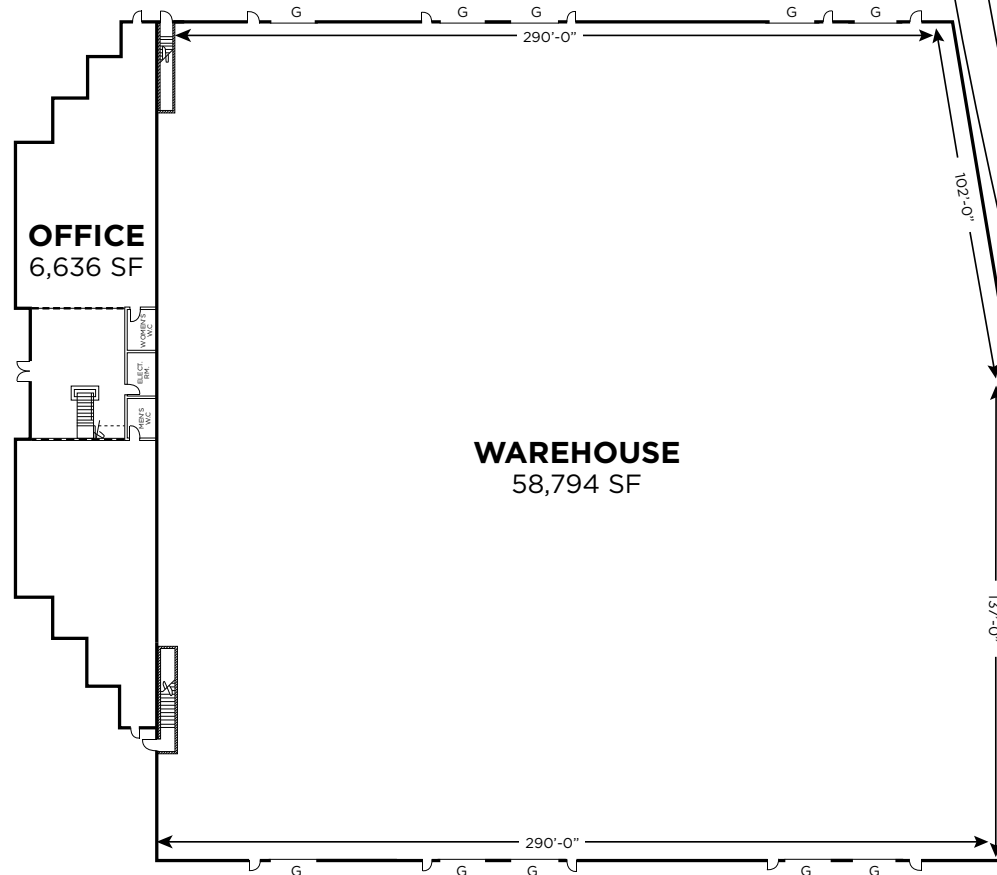


SITE PLAN

71,596 SF



2ND FLOOR - OFFICE



GROUND FLOOR - OFFICE & WAREHOUSE



RAILWAY EASEMENT

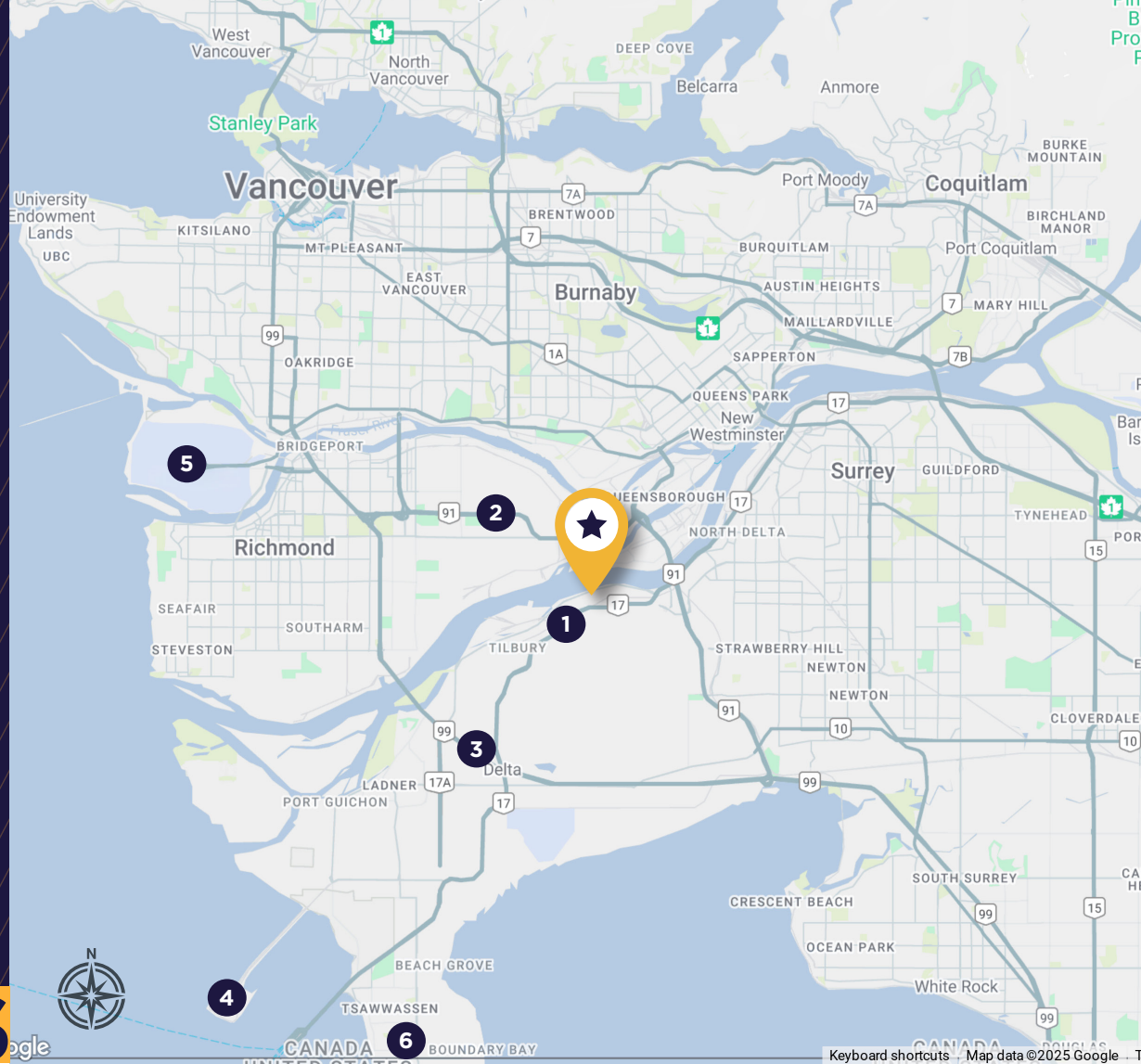




DRIVE TIMES

To/From 8500 River Road

1	Highway 17	5 Mins
2	Highway 91	10 Mins
3	Highway 99	15 Mins
4	Deltaport	20 Mins
5	Vancouver International Airport	25 Mins
6	U.S. Border Crossing	25 Mins



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