



FOR SALE OR LEASE  
UNITS 5 & 6  
**7187 HONEYMAN STREET**  
DELTA, BC

**7,934 sf with Heavy Power**



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### LOCATION

7187 Honeyman Street is strategically located in Tilbury Industrial Park, one of the premier industrial parks in Metro Vancouver. This high-quality warehouse project offers occupiers exceptional value via an attractive price per sf and low monthly strata fees. The heavy power supply makes this unit ideal for manufacturing. The location is close to major thoroughfares including the South Fraser Perimeter Road and Highways 99 and 91, providing quick access to all areas of the Lower Mainland, the Tsawwassen Ferry Terminal, Vancouver International Airport, Deltaport Container Terminal, the Fraser Valley, and the US Border.

### UNIT SIZE

Warehouse	5,493 sf
Ground Floor Office	850 sf
Mezzanine Office	850 sf
Mezzanine Storage	741 sf
<b>Total Available Area</b>	<b>7,934 sf</b>

### ZONING

I2 Medium Impact Industrial. This zoning allows for a wide range of industrial uses including warehousing, transportation and distribution uses. A copy of the zoning bylaw is available upon request.

### FEATURES

- Heavy 3-Phase power\*
- Quality tilt-up concrete construction
- 19'clear ceiling height in warehouse
- 2 grade loading doors (12' x 14')
- Gas-fired warehouse heaters
- HVAC in the office area
- Clear space aspect

### ASKING PRICE

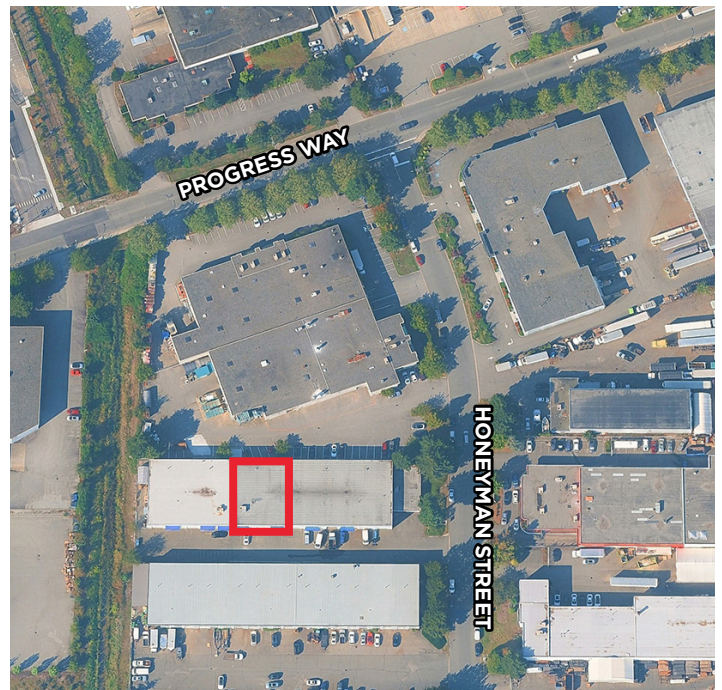
\$4,100,000 (\$517 per sf)

### ASKING RENT

\$17.00 per sf

### ADDITIONAL RENT

\$5.18 per sf



### AVAILABILITY

September 1, 2025

- The building distributes 200 amps electrical service to the unit, which is stepped up within the unit to 400 amps. All prospective purchasers / tenants to verify.

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