

UNIT 202

8291 92 STREET

DELTA, BC



// **FOR SALE OR LEASE**

- 8,099 SF of high end flex industrial/office space
- Corner unit with great exposure



// FEATURES



TWO GRADE LEVEL LOADING DOORS



26' CLEAR CEILING HEIGHT



200 AMP THREE PHASE ELECTRICAL SERVICE



SPRINKLERS



SKYLIGHTS IN WAREHOUSE



HVAC IN THE OFFICE AREAS



THREE WASHROOMS



FRASER RIVER VIEWS



11 DEDICATED PARKING STALLS

OPPORTUNITY

C&W is pleased to present the opportunity to lease or purchase 8,099 sf of high end flex industrial/office space in the Buckingham Corporate Centre, located in the Tilbury industrial park. The property has great exposure to River Road, and is in close proximity to Highways 17, 91, and 99 offering efficient connectivity to Delta Port and the Tsawwassen Ferry Terminal, the Canada/US border, YVR airport, Vancouver and the Fraser Valley.

The ground level is comprised of warehouse area plus a boardroom and shipping office. The upper level is comprised of 3,078 sf of finished office space including two open office areas, five private offices, a lunch room, and one washroom. The upper level enjoys beautiful views of the Fraser River.

BUILDING AREA: 202

Main Floor	5,021 SF
Upper floor	3,078 SF
Total	8,099 SF



ASKING LEASE RATE: \$15.75 PER SF



ADDITIONAL RENT: \$6.28 PER SF



ASKING PRICE: CONTACT LISTING AGENT



ZONING: I2 MEDIUM IMPACT INDUSTRIAL



AVAILABLE IMMEDIATELY

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