

# UNIT 202

# 8291 92 STREET

DELTA, BC



// **FOR SALE OR LEASE**

- 8,027 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

Cushman & Wakefield is pleased to present the opportunity to purchase or lease 8,027 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 2,589 sf of warehouse area, plus a reception area, boardroom, shipping office, server room, and two washrooms. The upper level is comprised of 3,052 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	4,975 SF
Upper floor	3,052 SF
Total	8,027 SF



ASKING PRICE: \$3,896,000 (\$485 PER SF)



ASKING LEASE RATE: \$17.95 PER SF



ADDITIONAL RENT: \$6.28 PER SF

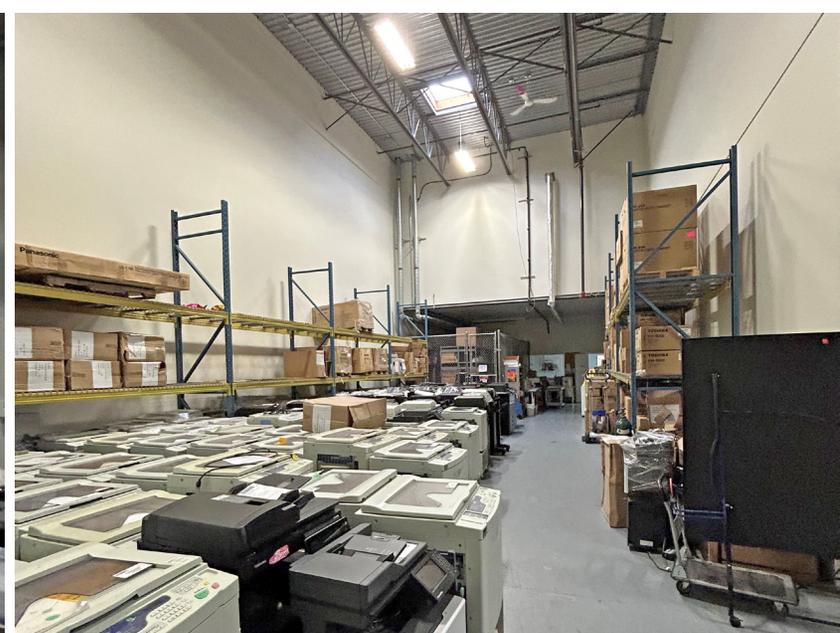
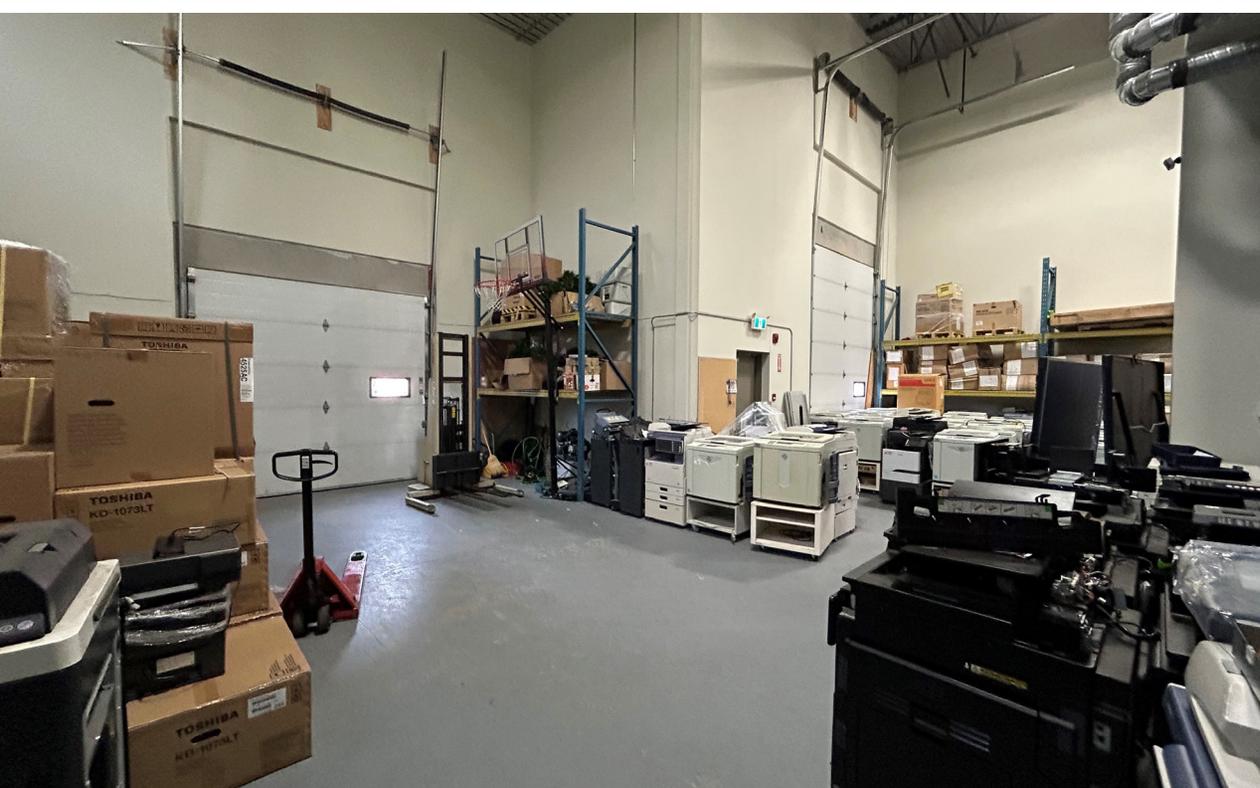


ZONING: I2 MEDIUM IMPACT INDUSTRIAL



AVAILABLE IMMEDIATELY

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**JEFFREY SCHATZ**

Associate Vice President  
+1 604-608-5968  
jeff.schatz@cushwake.com

CUSHMAN & WAKEFIELD  
700 West Georgia Street, Suite 1200  
Vancouver, BC V7Y 1A1  
[cushmanwakfield.com](http://cushmanwakfield.com)

