



8380 River Road & 8136 Alexander Road, Delta, BC

# For Lease

Freestanding 12,654 to 24,354 SF Industrial Facility  
with Yard Area

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## Building Area\*

	Option #1	Option #2
Showroom/Office	4,374 SF	4,374 SF
Warehouse	6,210 SF	14,010 SF
Mezzanine	2,070 SF	5,970 SF
<b>Total Area</b>	<b>12,654 SF</b>	<b>24,354 SF</b>

Yard Area 10,000 SF

*\*Areas are approximate and to be verified by the tenant*

## Zoning

I2 (Medium Impact Industrial) which allows for a wide range of manufacturing, storage and distribution uses.

## Location

The subject properties are situated on the southeast corner of River Road and Alexander Road in the Tilbury industrial area of Delta. This convenient location is within minutes of the 80th Street interchange on the South Fraser Perimeter Road (Hwy 17), providing easy access to the U.S. border, the Tsawwassen ferry terminal and Roberts Bank terminal, Highway 91, Highway 99 and toll free access to the TransCanada Highway. Due to its central location and excellent accessibility, Tilbury has established itself as one of the premier industrial parks in Greater Vancouver. 8380 River Road and 8136 Alexander Road gives you the opportunity to be at the core of this highly sought after location.

## Availability

Immediate



## Property Features

- 24' ceiling height
- Dock and grade level loading doors
- Concrete tilt-up construction
- Renovated offices/showroom
- Fully sprinklered
- Efficient Lighting
- Prime corner exposure and river views
- Interior warehouse upgrades include painted walls and T-5 energy
- Heavy three phase power

## Lease Rate

**Building Area**  
**\$19.00 per SF**

per annum, fully net

## Yard Area

**\$4.00 per SF**

per annum, fully net

## Estimated Operating Costs & Taxes

**\$5.75 per SF**

per annum (estimated 2025)





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