

REDUCED ASKING PRICE
\$9,950,000

FOR SALE

7168 HONEYMAN STREET

DELTA, BC

RARE 24,210 SF, FREESTANDING BUILDING ON 1 ACRE IN
TILBURY INDUSTRIAL AREA OF DELTA



FOR SALE

7168 HONEYMAN STREET

DELTA, BC

THE OPPORTUNITY

C&W is pleased to present a rare opportunity to lease or acquire a 24,210 SF, freestanding building on 1 acre in the Tilbury submarket of North Delta. The building has recently gone through extensive office renovations and the majority of the warehouse has been white boxed. The building is serviced by four (4) drive-in loading doors with ample loading room, 19' clear warehouse ceilings, heavy 3-phase power, exterior enclosed dust collection, and excess yard area which is improved with a 4,000 SF storage shelter.

THE LOCATION

The subject property is situated on the eastern side of Honeyman Street in the Tilbury Industrial Area of North Delta. This area is well-known and sought after for its proximity to major traffic arteries, the Vancouver International Airport (YVR), U.S. border and Downtown Vancouver. The Tilbury industrial area of Delta provides readily access to HWY 91 and 99 and is within 40 minutes of Vancouver's downtown core, 20 minutes from the Vancouver International Airport and 25 minutes from the U.S. Border. The new South Fraser Perimeter Road (HWY 17) is less than five minutes away and provides direct access from Deltaport to the CN Intermodal Yards in Surrey.



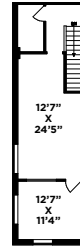
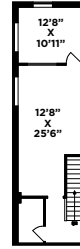
SALIENT DETAILS

ADDRESS	7168 Honeyman Street, Delta, BC
PID	002-812-622
LEGAL DESCRIPTION	Lot 149, Plan NWP61530, District Lot 129, Group 2, New Westminster Land District
ZONING	I-2 (Medium Impact Industrial) allows for a wide range of manufacturing, storage and distribution uses.
LOT SIZE	1.00 acres
AREA AVAILABLE	24,210 sf
CEILING HEIGHT	19' clear warehouse ceiling
LOADING	Four grade level loading doors <ul style="list-style-type: none"> • two 12' wide x 14' high • two 10' wide x 12' high
POWER	Heavy three-phase electrical service 400 amp @ 600 volt
PROPERTY TAXES	\$86,257.26
AVAILABLE	Vacant Possession March 2025
POTENTIAL LEASEBACK	Potential leaseback second floor office for three year term at market rates
REDUCED ASKING PRICE	\$11,900,000 \$9,950,000 (\$411 psf)

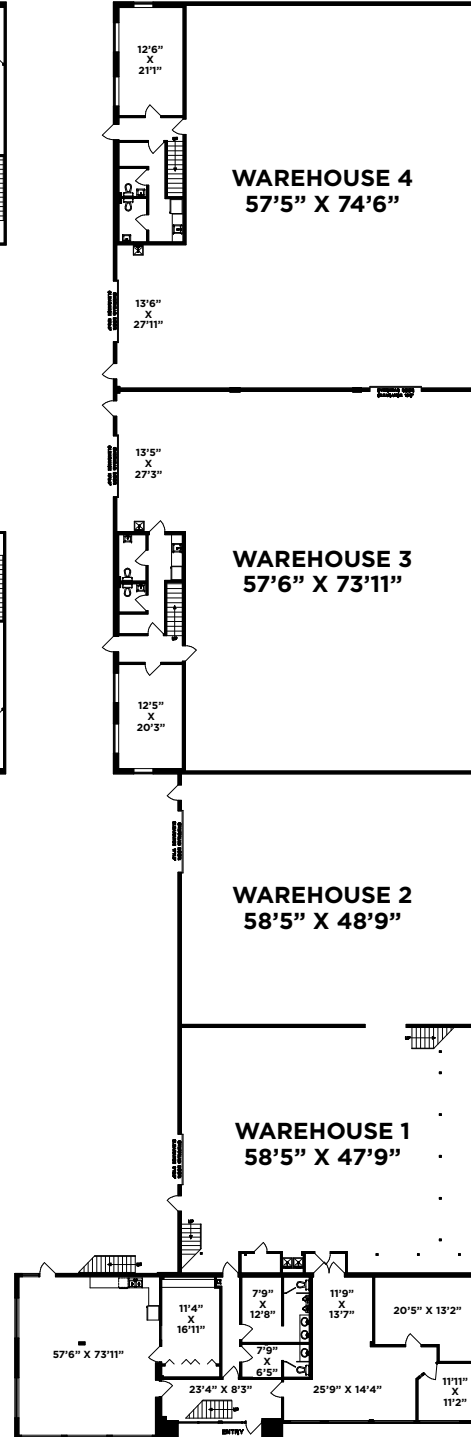
PROPERTY FEATURES

- Concrete block construction
- Constructed in 1986, additions in 1999 & 2002
- Newly renovated second floor offices
- Kitchenette on ground floor
- Forced Air Gas Heating in warehouse
- HVAC in Office
- Ample on-site parking

SECOND FLOOR



MAIN FLOOR



MAIN FLOOR

Offices	3,524 SF
Warehouse	15,941 SF
Dust Collection	400 SF

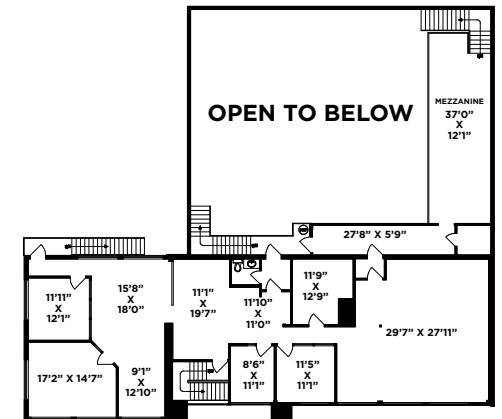
TOTAL 19,865 SF

SECOND FLOOR

Offices	3,453 SF
Mezzanine	892 SF

TOTAL 4,345 SF

SECOND FLOOR





FOR SALE

7168 HONEYMAN
STREET
DELTA, BC

RICK DHANDA

Personal Real Estate Corporation
Associate Vice President
604 640 5816
rick.dhanda@cushwake.com

ERIC RICE

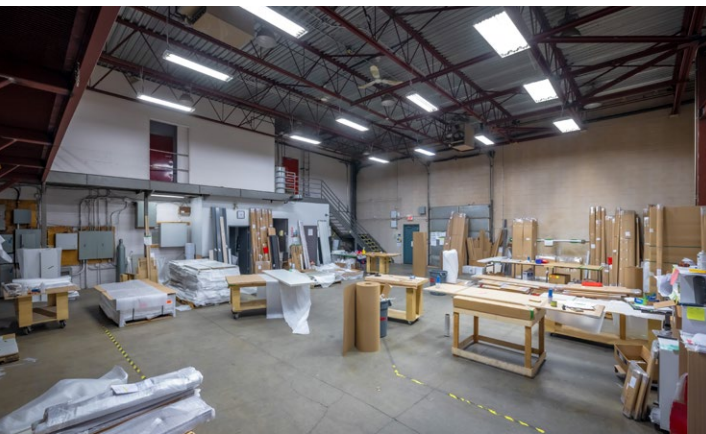
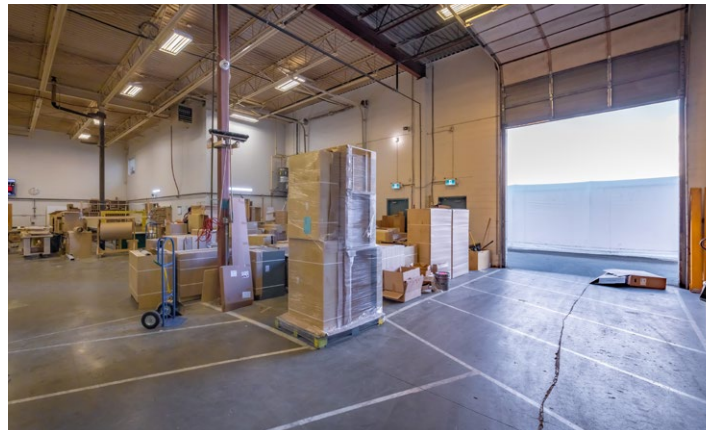
Personal Real Estate Corporation
Vice President
604 640 5877
eric.rice@cushwake.com

KEVIN VOLZ

Personal Real Estate Corporation
Vice President
604 341 2892
kevin.volz@cushwake.com



Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
cushmanwakefield.ca



©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.