

FOR SALE

7168 HONEYMAN STREET

DELTA, BC

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



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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.



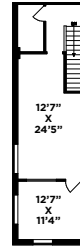
SALIENT DETAILS

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
ASKING PRICE	\$11,900,000

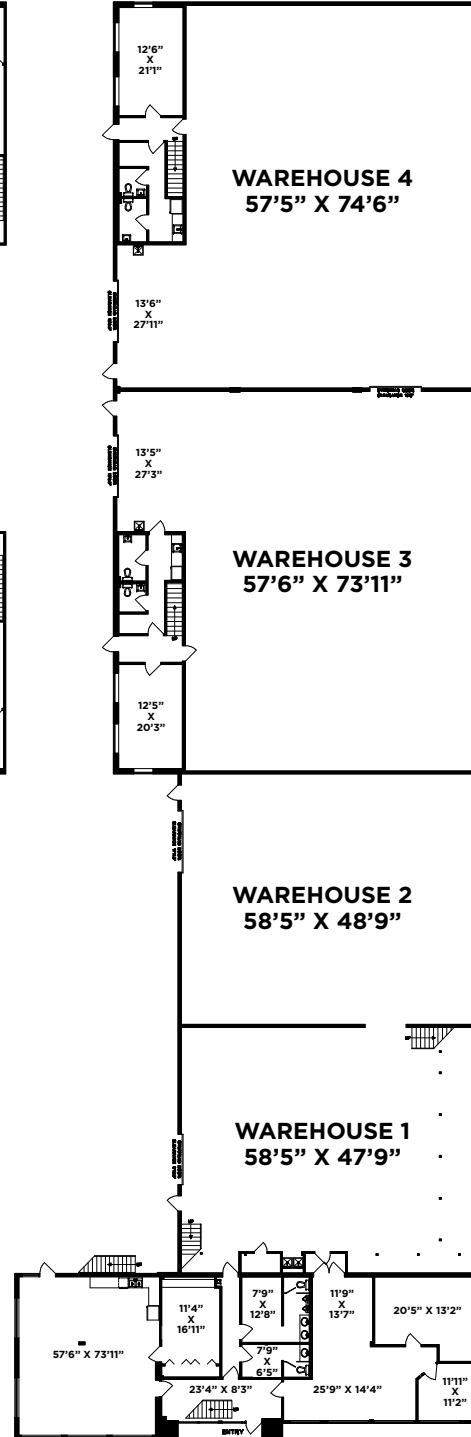
PROPERTY FEATURES

- 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

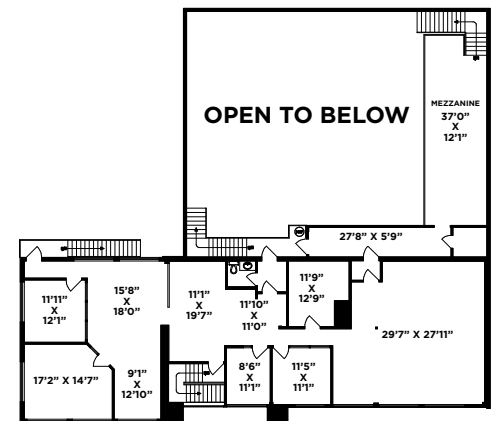
TOTAL 19,865 SF

SECOND FLOOR

Offices	3,453 SF
Mezzanine	892 SF

TOTAL 4,345 SF

SECOND FLOOR





FOR SALE

7168 HONEYMAN
STREET
DELTA, BC

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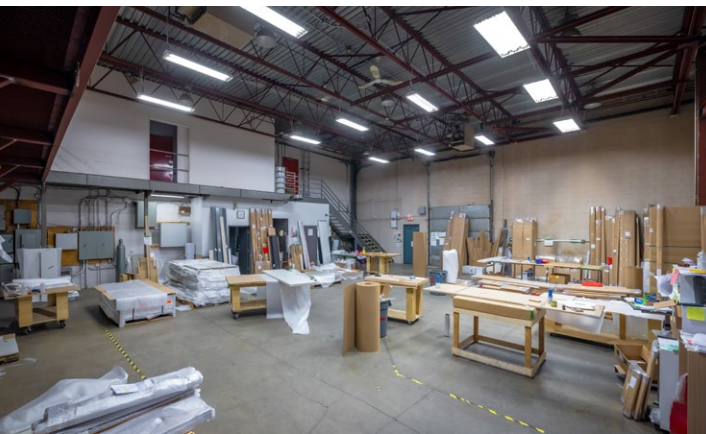
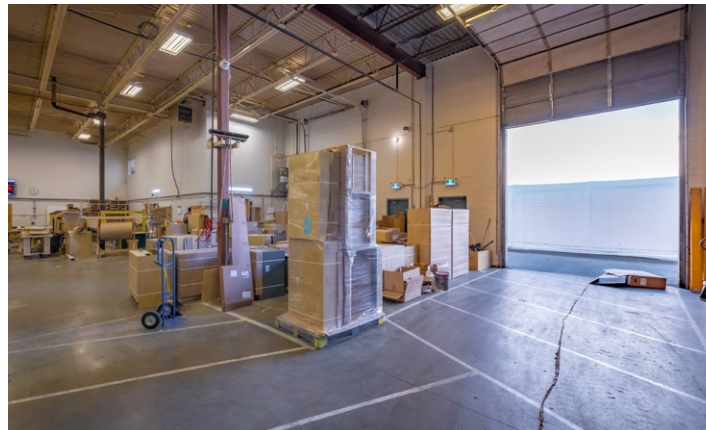
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