



7168 Honeyman Street, Delta, BC

# Rare 23,388 SF Freestanding Warehouse & Office Facility on 1 Acre Site in Prime Delta Location for sale

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## 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 subject property is centrally located in the Tilbury industrial area of Delta which provides readily accessible to Highway 17, 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.

## Available Area\*

Warehouse	17,900 SF
Office	5,488 SF
<b>Total Area</b>	<b>23,388 SF</b>

*\*All areas are approximate and to be verified by the purchaser*

## Site Size

1 Acre

## Zoning

I-2 Medium Impact Industrial Zone - allows for a wide range of manufacturing, storage and distribution uses.

## Sale Price

\$8,300,000

## Property Taxes (2020)

\$46,434.94







# Property Features

- Built in 1986, with additions added in 1999 and 2002
- Concrete block construction of exterior walls
- 19' clear ceiling heights
- Four (4) grade level loading doors
  - 2 x 12' wide x 14' high
  - 2 x 10' wide x 12' high
- Fenced and paved yard area
- Heavy three-phase electrical service
  - 400 amp @ 600 volt
- Kitchenette/breakroom on ground floor
- Warehouse currently demised into three separate spaces; ideal for investors or owner/users that would like to offset their mortgage cost
- Well configured office on two floors at street-side entrance of the building
- HVAC throughout front office space
- Forced air heating in warehouse
- Professionally landscaped
- Easy access to Highway 17, 91, & 99





Fraser River

River Road

South Fraser Perimeter Road

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