

PRICE REDUCTION - NOW \$578 PSF

For Sale

106-7927 River Road Delta, BC

4,712 SF UNIT WITH 1 GRADE DOOR & STORAGE MEZZANINE AT DECA BUSINESS CENTRE IN TILBURY

INDUSTRIAL SPECIALISTS

CBRE

Unit Details

WAREHOUSE MEZZANINE TOTAL UNIT SIZE CEILING HEIGHT LOADING ZONING POWER

PARKING STRATA FEES PROPERTY TAX ASKING PRICE 3,632 SF 1,080 SF 4,712 SF 24' clear 1 grade door (12' x 14') 12 (Medium Impact) Industrial 3-phase, 150 amp at 347/600 volt 5 designated stalls \$767.47/month \$17,420.48 (2023) \$2,723,536.00







Unit Features

Concrete tilt-up insulated panels New construction - built in 2022



OVERHEAD DOORS & MAN DOORS

9' x 9' glazed overhead doors & 3' X 10' double swing doors for forklift drive-through





ESFR sprinkler system & gas fired unit heaters



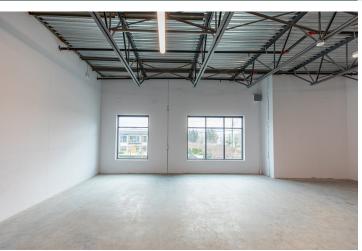
Mezzanine & Warehouse

Structural steel mezzanine complete with guard rail, forklift access gate & designed to 100 lbs/SF floor load capacity

Skylights & painted interior walls for greater illumination

500 lbs/SF warehouse floor load capacity

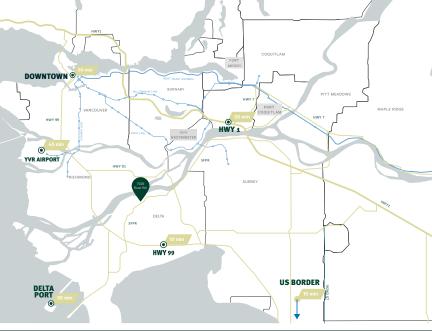
Recirculating ceiling fans located near loading doors











Connect with us for more information

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