



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

**THE
INDUSTRIAL
SPECIALISTS**

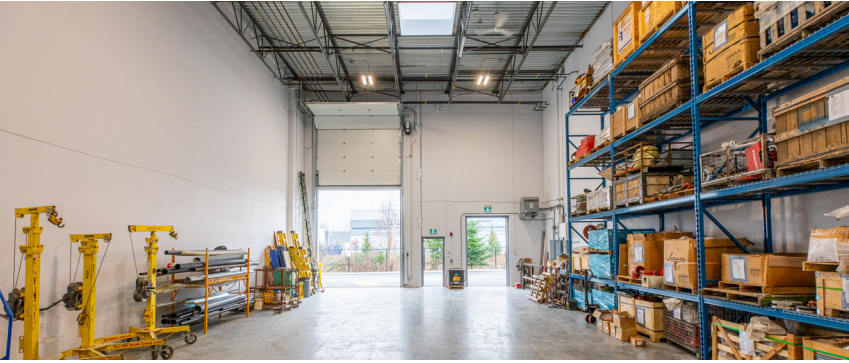
CBRE

Unit Details

WAREHOUSE	3,632 SF
MEZZANINE	1,080 SF
TOTAL UNIT SIZE	4,712 SF
CEILING HEIGHT	24' clear
LOADING	1 grade door (12' x 14')
ZONING	I2 (Medium Impact) Industrial
POWER	3-phase, 150 amp at 347/600 volt
PARKING	5 designated stalls
STRATA FEES	\$767.47/month
PROPERTY TAX	\$17,420.48 (2023)
ASKING PRICE	\$2,723,536.00



*RACKING NOT INCLUDED



Unit Features



CONSTRUCTION

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



LIGHTING

High efficiency LED fixtures



OVERHEAD DOORS & MAN DOORS

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



SPINKLERS & HEATERS

ESFR sprinkler system &
gas fired unit heaters



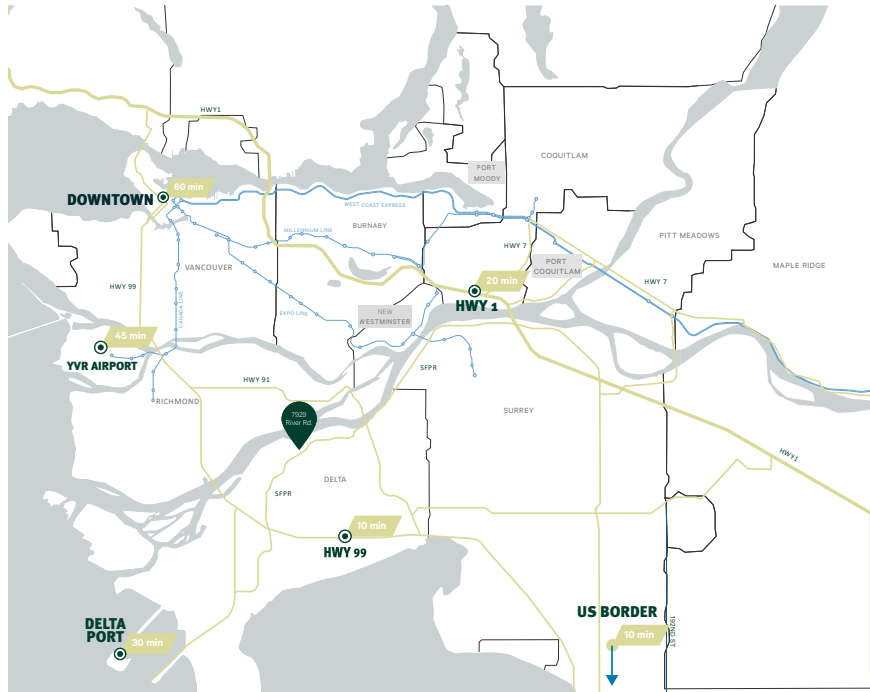
Mezzanine & Warehouse

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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