

FOR SALE

3521 RIVER ROAD W
DELTA, BRITISH COLUMBIA

9,328 SF freestanding warehouse with improved office space &
2 oversized grade loading doors



THE
INDUSTRIAL
SPECIALISTS
CBRE

3521 RIVER ROAD W

DELTA, BRITISH COLUMBIA



Property size

± 9,328 SF Building
0.24 Acres (lot size)

LOADING	2 oversized grade doors
CEILING HEIGHT	18' clear
PARKING	10 stalls
P.I.D.	001-770-454
PROPERTY TAXES	\$ 25,706.65 (2023)
AVAILABILITY	Immediately
PRICE	\$3,500,000



I-1 Zoning

Allows for low impact industrial uses
in addition to a range of commercial
and service commercial uses



Property features

- 1,456 SF of improved office space
- Interior demising wall between warehouses may be removed
- Large storage area at rear side of building with loading access to warehouse
- Two washrooms and one shower



3521 RIVER ROAD W
DELTA, BRITISH COLUMBIA

3521 RIVER ROAD W

Drive Times

10 mins
Highway 99

15 mins
Richmond

35 mins
Surrey

10 mins
Delta Port

30 mins
YVR Airport

35 mins
Burnaby

40 mins
Downtown Vancouver



Connect with us for more information

Alex Mei 梅嘉俊

Personal Real Estate Corporation
Associate Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

Joel Barnett

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

Steve Brooke

Personal Real Estate Corporation
Senior Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

theindustrialspecialists.com
@theindustrialspecialists

CBRE

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

