

FOR SALE

River Road Lands

9538 & 9548 River Road and 9558 & 9568 96th Street, Delta, BC

14.12 ACRES OF INDUSTRIAL DEVELOPMENT LAND IN
DELTA, FRONTING HIGHWAY 17

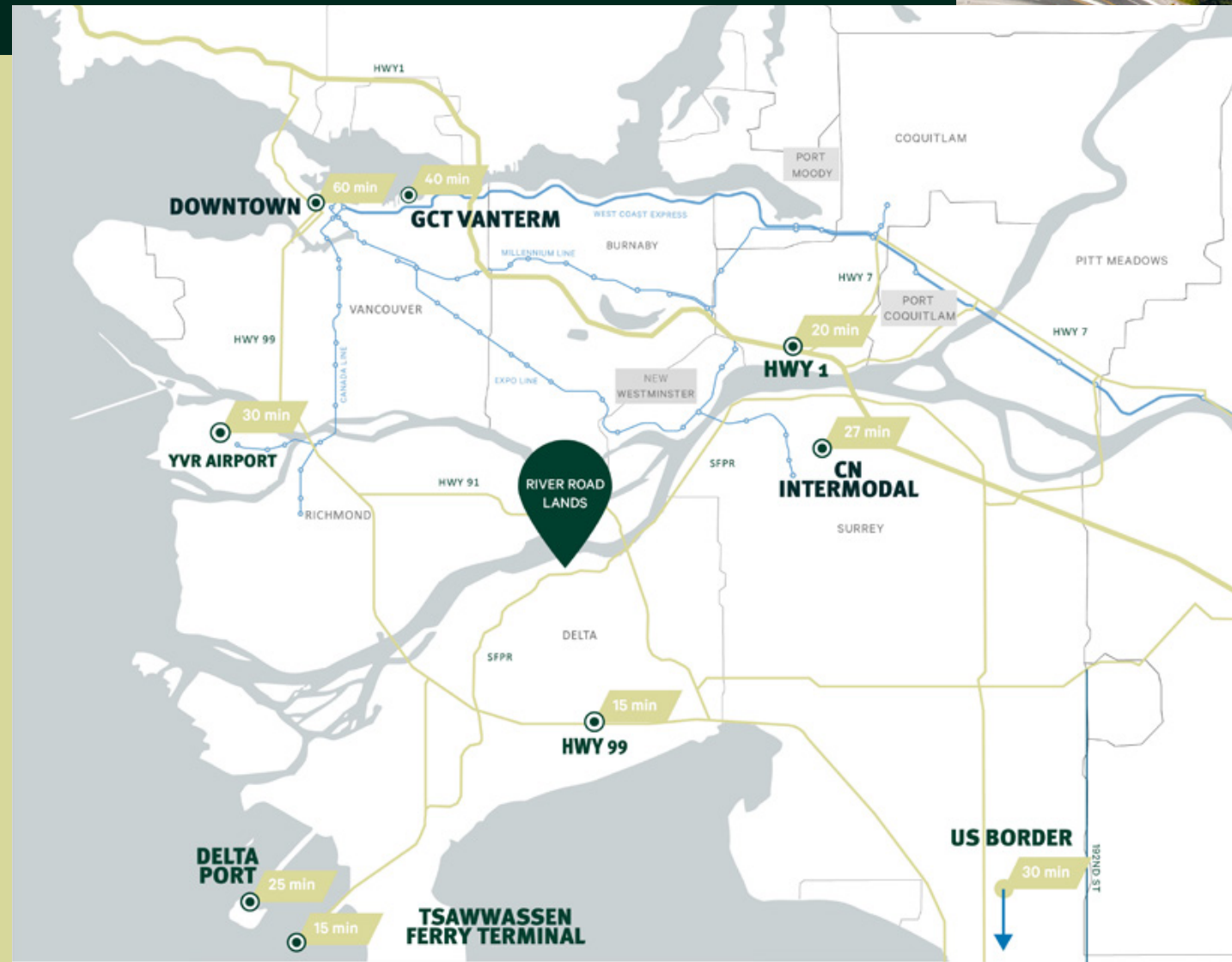


**THE
INDUSTRIAL
SPECIALISTS**

The Opportunity

CBRE Limited is pleased to present the rare opportunity to acquire River Road Lands (the “Property”) – a 14.12 acre industrial-zoned site located in Delta’s Tilbury industrial area. The Property is rectangular in shape and offers unobstructed frontage along Highway 17, appealing to both developers and owner-occupiers. Located beside two central highways, and minutes away from Deltaport, Vancouver’s largest container ocean terminal, the Property provides future purchasers with unparalleled access to industrial hubs across the Lower Mainland. In a market with a dwindling industrial land supply, the exclusivity of the Property is truly unmatched.

LOCATED IN THE
Logistical Epicentre of Metro Vancouver



Investment Highlights



Rare offering of an industrial land parcel of scale with unobstructed frontage along Highway 17



Large site size offers flexibility on development end-product sizing and phasing



Industrial vehicle and Utility crossing agreement with BNSF in place



Located in one of Metro Vancouver’s core industrial markets



Extensive due diligence completed by ownership to expedite a purchaser’s underwriting process

Property Information

All site sizes are an approximate, buyer to verify measurements

9538 River Road, Delta, BC

LOT 18, PLAN NWP852, DISTRICT LOT 133, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 22258, & EXC PL 58389, 61673 & EPP359

P.I.D. 000-915-190
Site Size 4.45 acres

9548 River Road, Delta, BC

LOT 19, PLAN NWP852, DISTRICT LOT 133, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 12152, EXC PL 22258, 58389, 61673 & EPP359

P.I.D. 000-915-203
Site Size 4.26 acres

9558 96th Street, Delta, BC

LOT 20, PLAN NWP852, DISTRICT LOT 133, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 12152, EXC PL 22258 & EPP359

P.I.D. 000-915-238
Site Size 2.71 acres

9568 96th Street, Delta, BC

LOT 21, PLAN NWP852, DISTRICT LOT 133, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 12152, EXC PL 22258 & EPP359

P.I.D. 000-915-246
Site Size 2.70 acres

2.2%

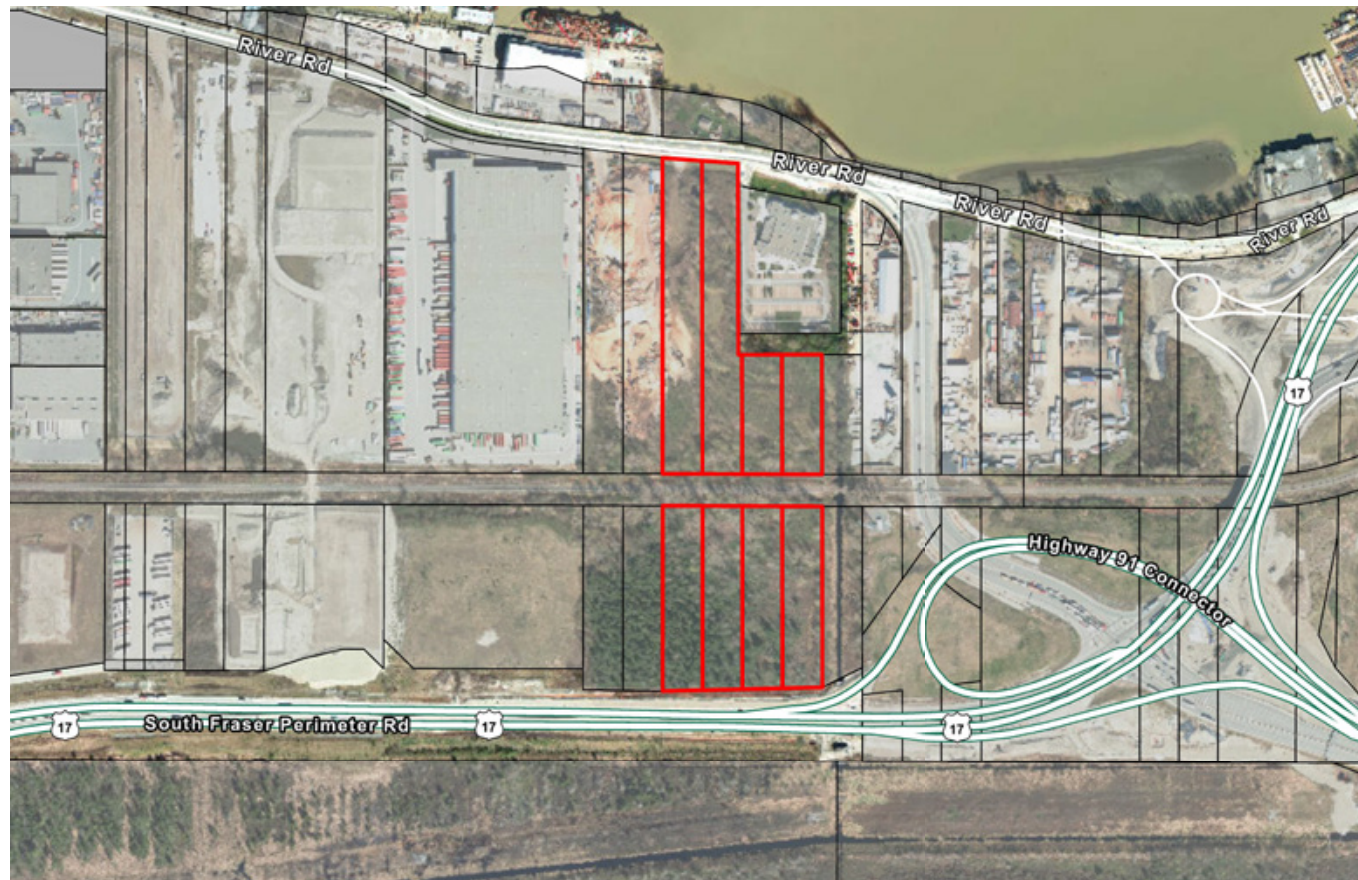
Vacancy rate which is among the lowest in North American industrial markets

149%

Lease rate growth across Metro Vancouver since 2017

7.1M SF

Under construction across Metro Vancouver, of which 58% is already precommitted, signaling a lack of new supply



Due Diligence & Data Room

Copies of detailed due diligence materials will be made available to qualified purchaser who execute a confidentiality agreement:

Arborist Report
Architectural Plan
Civil Feasibility Report - Offsite
Environmental Reports
Environmental - QEP
Geotechnical Report

Municipal Pre-Application Comments & Responses
BNSF Crossing Agreement
Property Titles
Property Photos
Topographic Survey
Zoning



Neighbouring Businesses

The Property is located in Tilbury which is regarded as the logistical epicenter of Metro Vancouver.

With seamless connectivity to neighbouring municipalities via Highway 17 and Highway 91, Tilbury, Delta provides unparalleled efficiency for local businesses. As such, many multinational companies have established a sizeable presence in the surrounding area. There are distribution centres and logistical hubs for businesses in the food, automobile, furniture, apparel and household goods industries.



Offering Process

CBRE Limited (“CBRE”) has been engaged by the Vendor as the exclusive agent to facilitate discussions and solicit expressions of interest from prospective Purchasers for a 100% freehold interest in the Property. It is the Vendor’s preference to complete the sale in a timely manner and as such, offers with an expedited timeline will be prioritized. The Vendor has conducted an extensive amount of due diligence at their sole cost in order to assist prospective Purchasers during their internal underwriting processes. A full and comprehensive data room will be made available to qualified Purchasers who have executed a Confidentiality Agreement (“CA”). It is the Purchaser’s responsibility to review said due diligence materials and conduct any further due diligence they see fit, in order to determine the feasibility of the Property for their intended use. The Property will be sold on an as-is-where-is basis and the Vendor makes no further representations outside of any property-specific reports produced by third party companies which can be found in the data room.

For further information, pricing guidance, or to request the CA, please reach out to the CBRE listing agents below.



Contact us for more information

theindustrialspecialists.com

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CBRE

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