

METRO VANCOUVER INDUSTRIAL GROUP

FOR SALE

8050 92ND STREET
DELTA, BC

92ND STREET

530 ft.

359 ft.

498 ft.

376 ft.

HIGHWAY 17

LOT SIZE (ACRES)

4.521

ZONING

I-2

HIGHWAY 17 FRONTAGE (FEET)

376



THE OPPORTUNITY

Exceptional opportunity for developers and users to acquire 4.52 acres of vacant, industrially-zoned land within the highly sought-after Tilbury Industrial area. As one of the last remaining undeveloped industrial properties in the area, this site holds invaluable potential for developers and users.

The property is already partially preloaded, accelerating the pace of development. The site offers approximately 376 feet of exposure to Highway 17. This prime location ensures maximum visibility, and accessibility, and enhances the prospects for a successful development.

PROPERTY HIGHLIGHTS

-  PROMINENT LOCATION IN NORTH DELTA
EXCEPTIONAL HIGHWAY 17 EXPOSURE
-  PARTIALLY PRELOADED SITE
-  CLOSE PROXIMITY TO ALL MAJOR ARTERIALS
-  ZONING MAKES IT IDEAL FOR WAREHOUSING,
DISTRIBUTION OR MANUFACTURING



8050 92ND STREET, DELTA

LEGAL DESCRIPTION

LOT 8, PLAN BCP42240, DISTRICT LOT 133, GROUP 2,
NEW WESTMINSTER LAND DISTRICT PID: 028-024-982

AVAILABLE
IMMEDIATE

LOT SIZE
4.521 ACRES

SALE PRICE
CONTACT LISTING AGENTS

PROPERTY TAXES
\$204,690.50

DUE DILLIGENCE
AVAILABLE UPON REQUEST.
INCLUDES ENVIRONMENTAL REPORT,
GEOTECHNICAL REPORT, TITLE
DOCUMENTATION AND SITE SURVEY.

ZONING

I-2
MEDIUM IMPACT INDUSTRIAL

Zoning permits warehousing, distribution,
manufacturing, as well as a wide range of
other uses.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ + MANY OTHER USES

LOT DIMENSIONS



LOCATION

LOCATION
OVERVIEW

The subject property is located in North Delta on 92nd Street just south of River Road. The property features nearly 376 feet of exposure to Highway 17 and easy access from the 80th Street Highway interchange and the Nordel interchange via River Road. This prime location is just a few short minutes from the Alex Fraser Bridge, Highway 91, the George Massey Tunnel and provides quick proximity to YVR.

PROMINENT COMPANIES IN THE AREA









CONTACT US

CASEY BELL*

Executive Vice President

casey.bell@jll.com

+1 604 340 3173

STEFAN MORISSETTE*

Senior Vice President

stefan.morissette@jll.com

+1 604 657 0801

* Personal Real Estate Corporation



jll.com
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
Jones Lang LaSalle Real Estate Services, Inc.

© 2024 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL 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 JLL.