

# 7989 82nd Street

Delta, British Columbia

**FOR SALE**



18,608 SF FREESTANDING INDUSTRIAL  
BUILDING ON 1.41 ACRES OF LAND



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# 7989 82nd Street

Opportunity to purchase a freestanding warehouse/ distribution building totaling 18,608 square feet in the Tilbury Industrial Park of North Delta. The building features concrete tilt-up construction and offers convenient dock and grade loading doors and high ceiling warehouse space to accommodate a wide range of occupants. The property benefits from it's high-exposure corner location at 82nd Street and River Road.

## PROPERTY INFORMATION

SITE SIZE	1.41 acres
WAREHOUSE	16,000 SF
OFFICE	2,608 SF
TOTAL SF	18,608 SF
SALE PRICE	\$12,500,000
PROPERTY TAXES	\$79,257.83
ZONING	I2: Medium Impact Industrial Zone



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**POWER**  
600A / 600V 3-Phase



**LIGHTING**  
T5 + skylights



**CONSTRUCTION**  
Concrete tilt-up



**DRAINAGE**  
Floor drains throughout warehouse



**LOADING DOORS**  
3 docks with leveler,  
1 ramped grade



**CEILING HEIGHT**  
22' clear



**SPRINKLERED**  
Yes



**HEATING**  
HVAC in office  
Gas-forced air in warehouse







## LOCATION OVERVIEW

7989 82nd Street offers unparalleled convenience and accessibility in a prime location. Situated on the southwest corner of River Road and 82nd Street, this property provides seamless entry to the Tilbury Industrial Park. Its strategic placement places it right in the middle of Highways 99 and 91, granting quick and effortless access to an array of amenities, including restaurants, financial institutions, and various other amenities in both Delta and the western edge of Surrey. Moreover, occupants will enjoy the added advantage of toll-free accessibility to the Trans-Canada Highway, the primary thoroughfare of the region.











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