

FOR SALE/FOR LEASE

6469 64th Street

DELTA, BRITISH COLUMBIA

Freestanding 9,100 SF Facility on 0.98 Acres

Updated Pricing



CBRE

THE
INDUSTRIAL
SPECIALISTS



Building Size - 9,100 SF

WAREHOUSE	5,000 SF
FIRST FLOOR OFFICE	1,950 SF
SECOND FLOOR OFFICE	2,150 SF
TOTAL AREA	9,100 SF

Features

- 3 grade loading doors
- Fully paved and secured rear yard
- 21,000 SF of excess yard space
- 16 surface parking stalls
- Corporate curbside appeal
- Concrete block construction with wood frame office component
- Nicely improved offices with HVAC throughout the unit

Property Details

PID	006-483-682
ZONING	I-1
LOADING DOORS	Two (2) - 10' x 12' grade doors One (1) - 12' x 16' grade doors
CEILING HEIGHT	18' clear
SITE SIZE	0.98 acres
YARD AREA	25,000 SF
PARKING	16 surface stalls
POWER	Single phase
AVAILABILITY	60 days notice
PROPERTY TAX (2025)	\$54,825
BUILDING LEASE RATE	\$16 PSF
YARD LEASE RATE	\$2 PSF
SALE PRICE	\$5,488,000

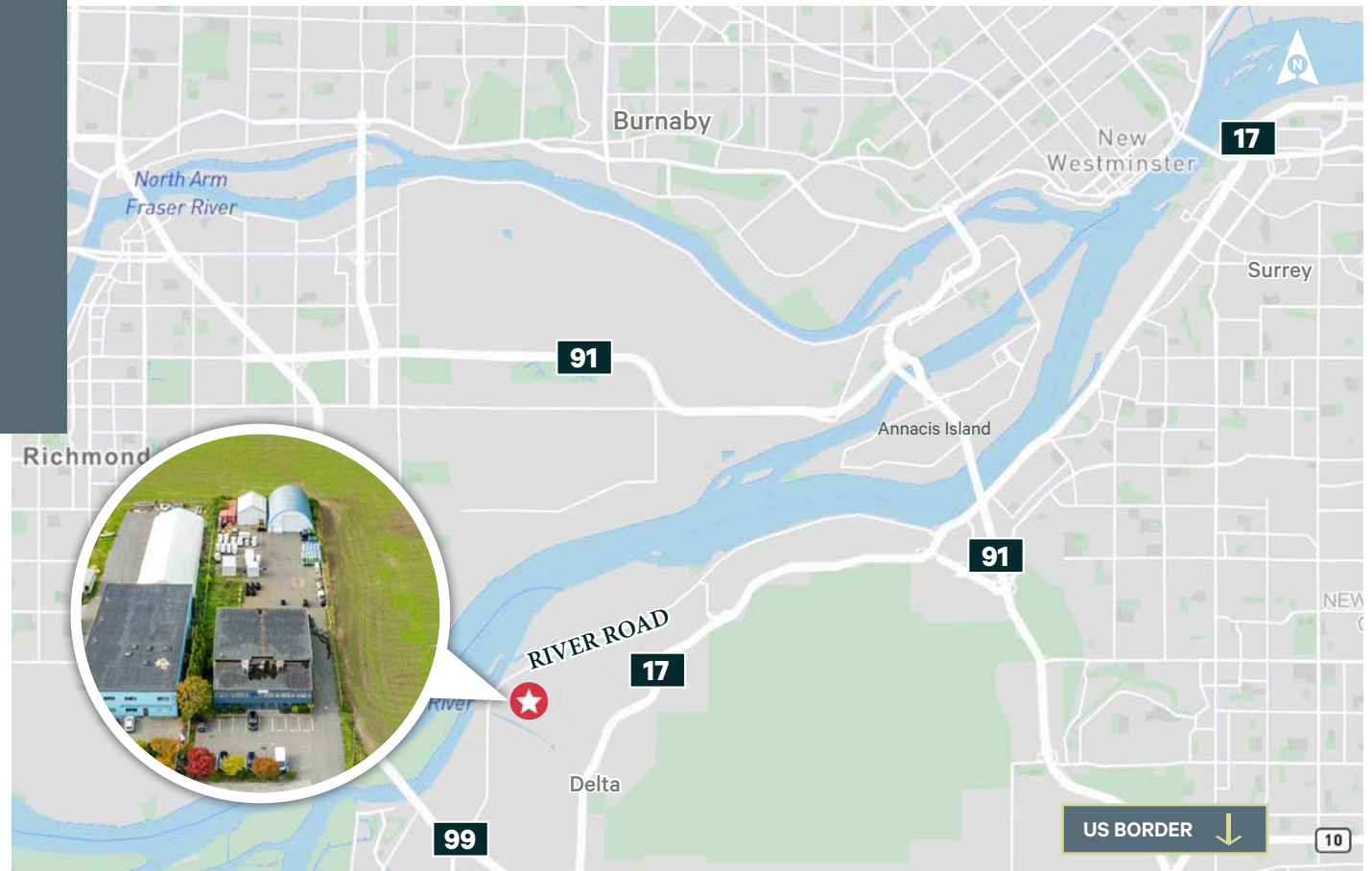
6469 64 STREET DELTA, BRITISH COLUMBIA



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Situated in Delta, British Columbia, 6469 64 Street offers strategic proximity to key transportation and commercial hubs across the Lower Mainland. The property is conveniently located within short driving distances to Richmond City Centre, Vancouver International Airport (YVR), GCT Deltaport, and Downtown Vancouver. This prime location supports efficient logistics and accessibility for businesses seeking connectivity to major urban centers, ports, and airports. Its placement within an established industrial area enhances its appeal for companies requiring both operational convenience and corporate visibility.

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12
MINUTES TO RICHMOND
CITY CENTER

16
MINUTES TO VANCOUVER
INT'L AIRPORT

25
MINUTES TO
DELTA PORT

25
MINUTES TO VANCOUVER
CITY CENTRE

Connect with us for more information

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