

6800 Dennett Place

Delta, BC

59,621 SF Freestanding Industrial Facility on 2.81 Acres
Located in One of Metro Vancouver's Most Desirable
Industrial Corridors



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For Lease



Space Features

- 6 dock loading doors, 2 grade loading doors
- LED lighting fixtures with motion sensors in warehouse & LED lighting fixtures in office
- Extensive glazing in office area
- 48 car parking stalls
- 26' clear height
- Sprinkler system designed to NFPA #13
- Combination of open and private office space, kitchenette, boardroom, & open mezzanine area in warehouse
- Fenced & secured site
- Prominent signage opportunity
- Two points of egress to site
- 347/600 amps at 600 volts electrical service

The Opportunity

6800 Dennett Place presents a 59,621 SF freestanding industrial building situated on a 2.81-acre site within the Tilbury Industrial Area in North Delta.

This meticulously maintained property features a front-office, rear-loading configuration with dock and grade loading, 26' clear ceilings, a fenced and secured loading area, and prominent signage opportunity offering excellent corporate appeal.

Available Area
59,621 SF

Available
Immediately

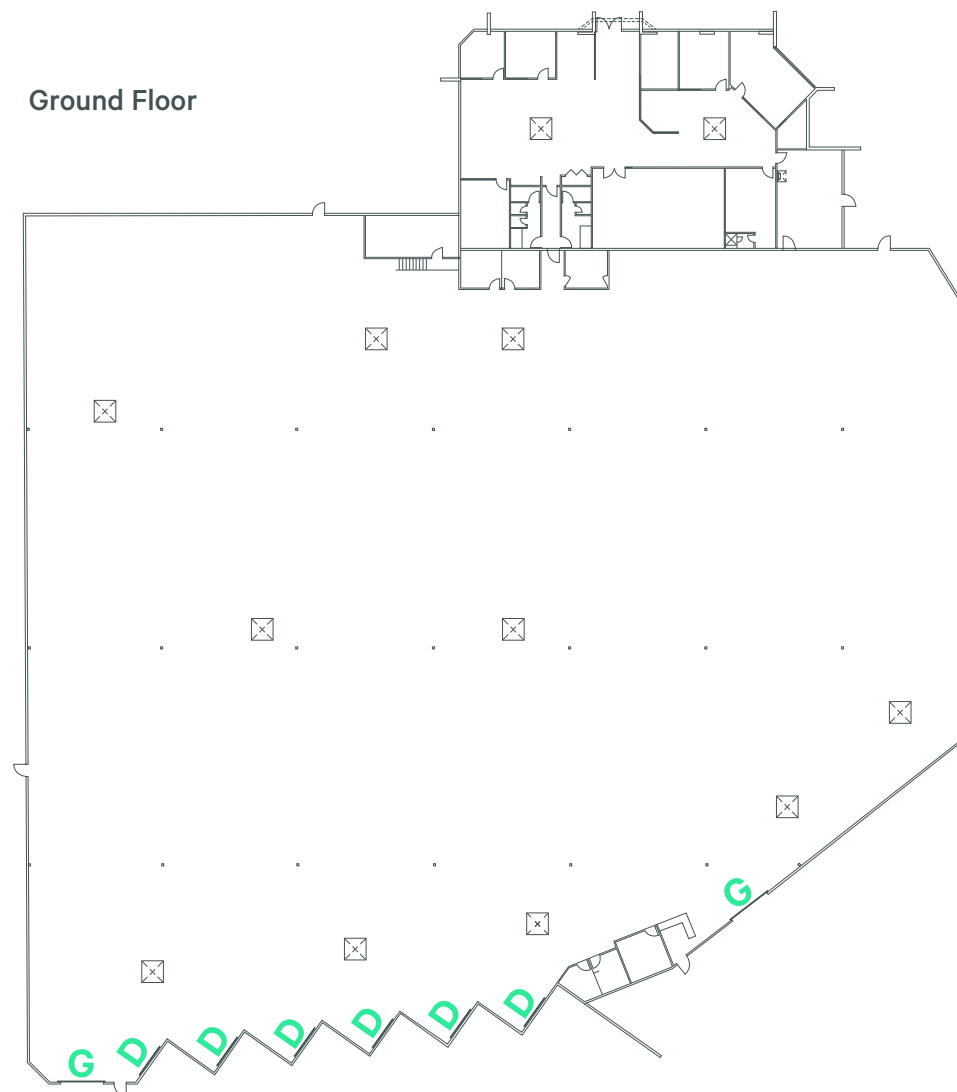
Asking Lease Rate
\$19.95 PSF

Additional Rent
\$5.88 PSF (2024 est. including Management Fee)

Zoning
I2 (Medium Impact Industrial)



Building Plan



Building Area

Office	5,981 SF
Warehouse	53,640 SF
Total	59,621 SF

D = Dock Loading
G = Grade Loading

*Areas are approximate. Building plan not to scale.

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Located in Metro Vancouver's Most Desirable Industrial Corridors

Located in one of Metro Vancouver's most desirable industrial corridors, known for its excellent transportation access and connectivity to all regions in Metro Vancouver, the property benefits from access to the South Fraser Perimeter Road and Tilbury Connector, reaching Highway 17, Highway 17A and Highway 99, all within a 10-minute drive.

Neighbouring Businesses

Associated Brands

- Amazon
- BC Liquor DC
- BMW
- Black Press
- Cascadia Metals
- Crate & Barrel
- Damco
- EuroLine Windows
- Four Winds Brewing Company
- FortisBC
- Gagan Foods International
- Lululemon
- Monte Cristo Bakery
- National Tire
- NFI Canada
- Olympic Dairy Products
- SCI Logistics
- Seaforth Supply Chain Solutions
- Seaspan Ferries
- Sobeys
- Sobeys Voilà
- Sunrise Soya Foods
- Swiss Water
- The Brick DC
- Triumph Express

Drive Time



5 MIN
Tilbury Connector

5 MIN
Highway 99



18 MIN
Deltaport



18 MIN
Vancouver International Airport



25 MIN
US Border Crossing

8 MIN
South Fraser Perimeter Road/
Highway 17

9 MIN
Highway 91

20 MIN
Fraser Surrey Dock

Walk Time



5 MIN
Nearest Translink Bus Stop

Nearest Bus Stop

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