

For Sublease

CBRE

Freestanding Industrial Facility in Tilbury Industrial Park  
Available for Short-Term Sublease,  
with Potential for Longer Term Headlease



8089 River Way

Delta, BC

19,642 SF of Industrial & Office Space

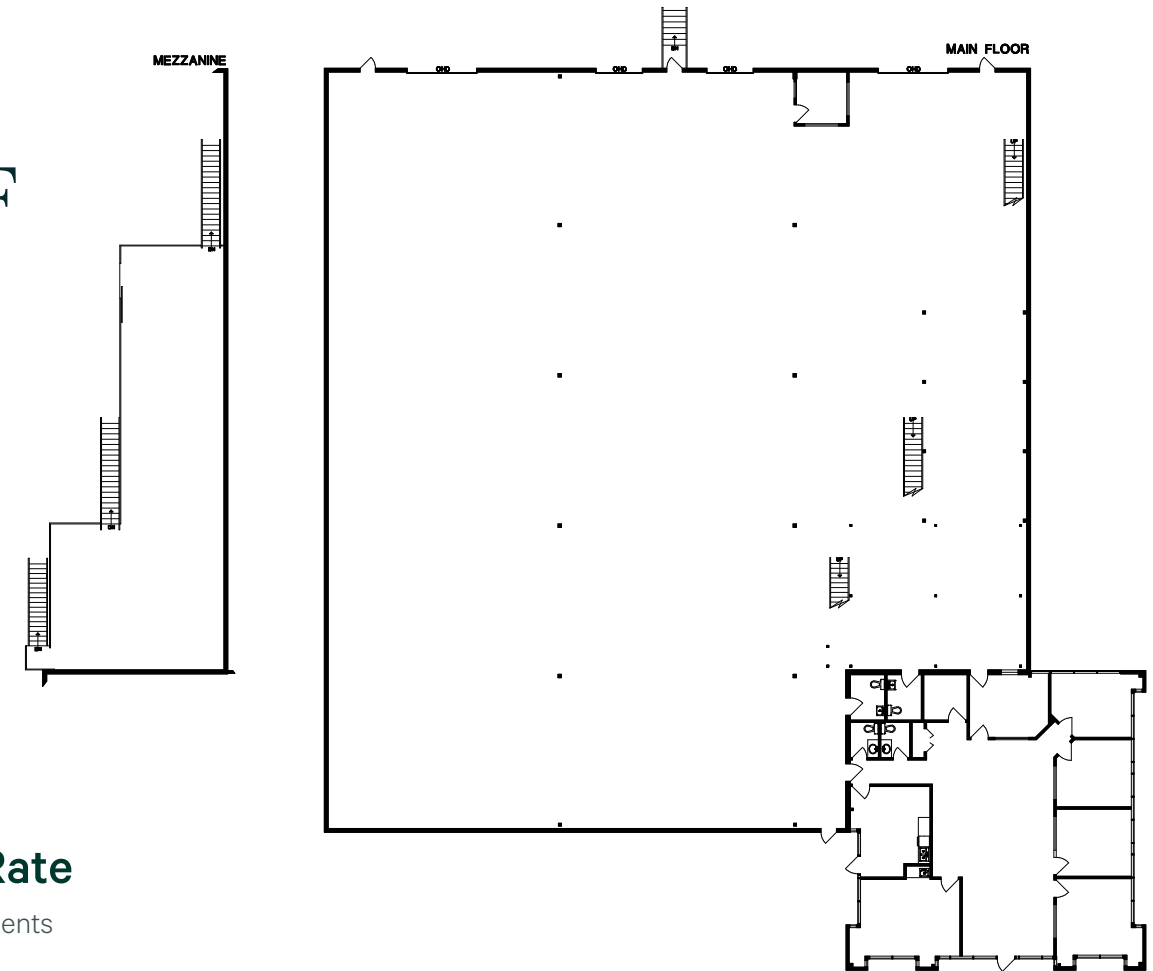


### Available Size

# 19,642 SF

TOTAL SF

Warehouse	15,248 SF
Mezzanine	1,887 SF
Office	2,507 SF



Plan not to scale.



### Sublease Rate

Contact Listing Agents

## Strategically located for industrial ventures

Situated in the heart of Delta, this address boasts several key features that make it an attractive choice for businesses. Delta is home to a diverse range of industries, including manufacturing, warehousing, distribution, and technology sectors.

### Property Details

<b>Year Built:</b>	1992
<b>Land Size:</b>	1.02 acres
<b>Zoning:</b>	I-2 (Medium Impact Industrial)
<b>Availability:</b>	October 1, 2025
<b>Head Lease Expiry:</b>	August 31, 2032

### Building Specification



Two (2) dock loading doors (potential for 2 additional dock loading positions)



3 phase power  
600 A (347/600V)



Two (2) oversized grade loading doors (12' x 14')



Warehouse skylights



22' clear ceiling height

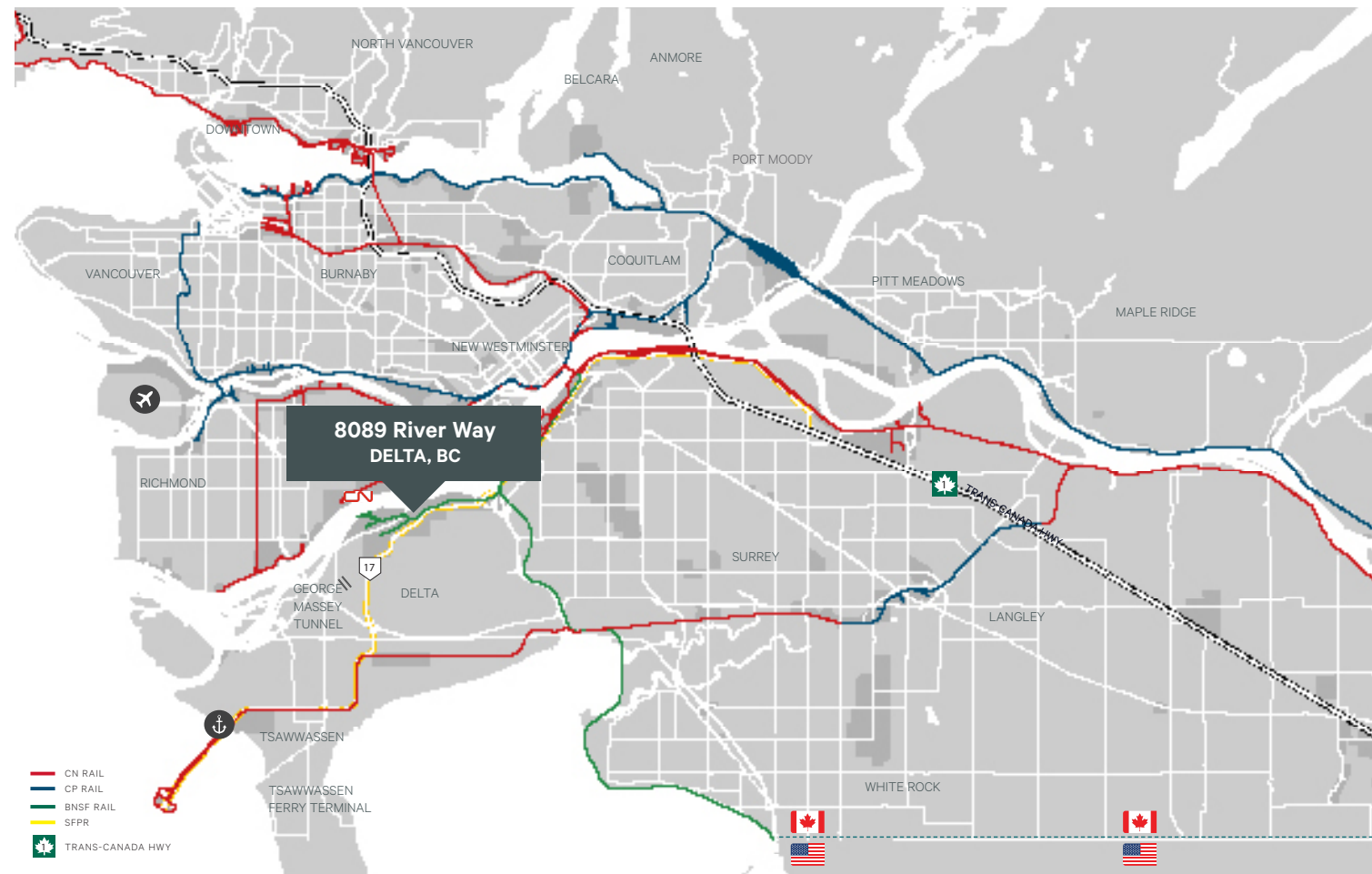


LED lighting in warehouse



# Convenient access to major transportation routes

The property benefits from excellent connectivity, with convenient access to major transportation routes. It is located in close proximity to Highway 17 (SFPR), YVR Airport, Deltaport, major bridges and arterial routes.



## Transportation + Drive Times

2 Min  
Highway 17  
(SFPR)

19 Min  
Deltaport

25 Min  
US/Canada  
Border

30 Min  
YVR

50 Min  
Downtown  
Vancouver



## 19,642 Freestanding Building on 1.02 acres



### Contact Listing Agents

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