

Sublease Rate: \$12.00 PSF

Unit 105 - 8128 River Way, Delta

14,412 SF Warehouse/ Office Unit in Tilbury For Sublease

2-year sublease opportunity

Craig Kincaid-Smith, Senior Vice President

Personal Real Estate Corporation
+1 604 209 3918
craig.kincaid-smith@colliers.com



Opportunity & Location

Opportunity to sublease a 14,412 SF office/warehouse facility in the prime Riverway Business Park located in the Tilbury industrial area of North Delta

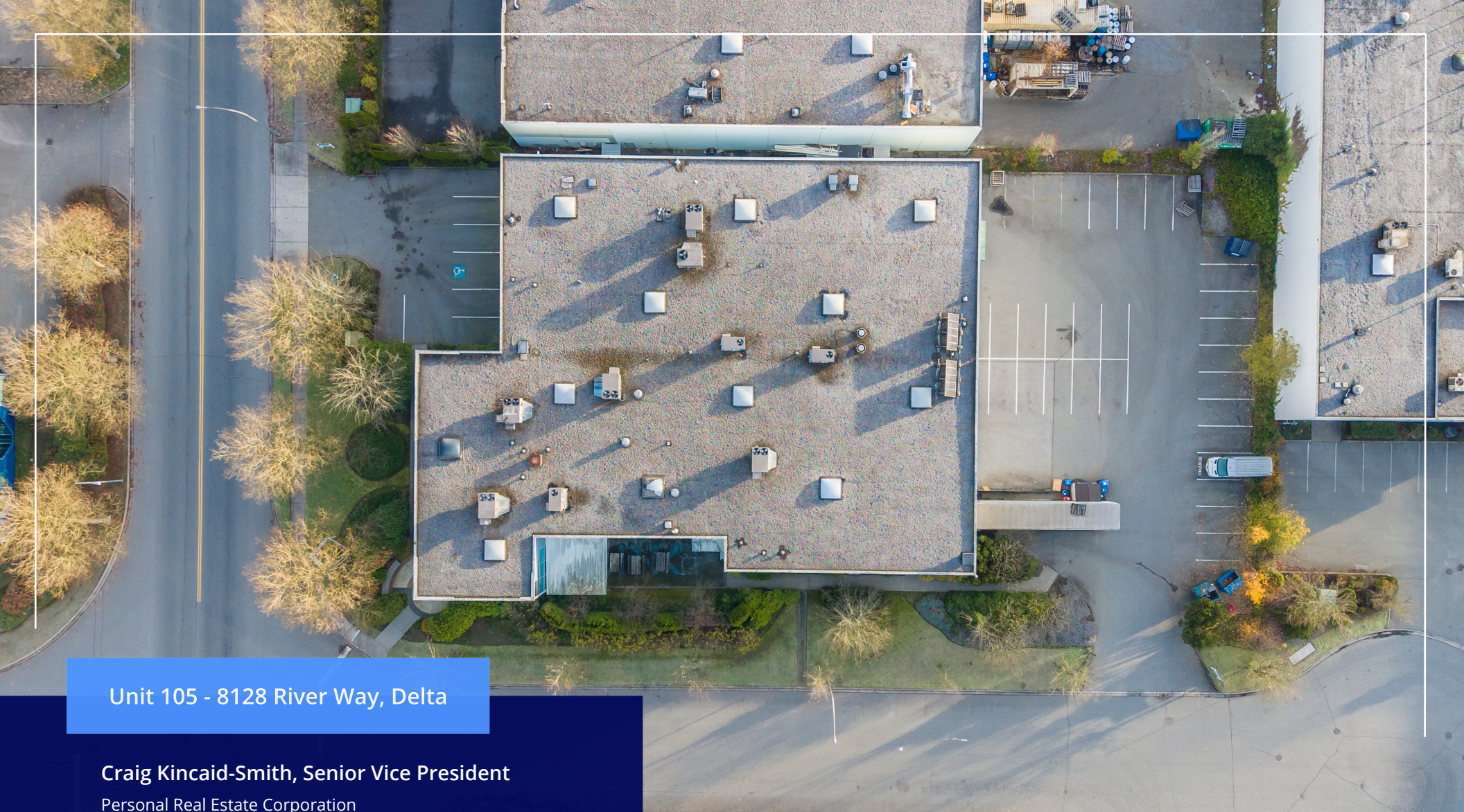
This high quality project offers easy access via River Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tswawassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border. The premises are within five minutes of the New South Perimeter Road.



Property Features

Civic Address	Unit 105 - 8128 River Way, Delta	
Building Area	Second Floor Office	2,677 SF
	Ground Floor Area	8,234 SF
	Mezzanine Area	3,501 SF
	Total	14,412 SF
Zoning	I2 (Medium Impact Industrial Zone) intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.	
Loading	One (1) grade level loading door. Potential to add a dock height door	
Features & Attributes	<ul style="list-style-type: none">• Prime location in River Way Business Park• Painted warehouse floor• Fully sprinklered• Functional air conditioned office with private offices, open plan areas, boardroom and lots of natural light• 400 amp, 600V 3-phase power• 24' ceiling in warehouse• Grade level loading, possibility to add Dock level loading door	
Term Expiry	April 30, 2028 - longer lease term available	
Sublease Rate (Net)	\$12.00 PSF per annum	
Operating Costs & Taxes (2026)	\$5.50 PSF (estimate)	
Available	Immediately	





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