

FOR SALE OR LEASE

48,796 SF Warehouse/Office Space with
Dock & Grade Loading

6805 Dennett Place, Delta

LEASE RATE REDUCTION - \$19.75/SF



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Marketed by



Developed & managed by





Offering Highlights

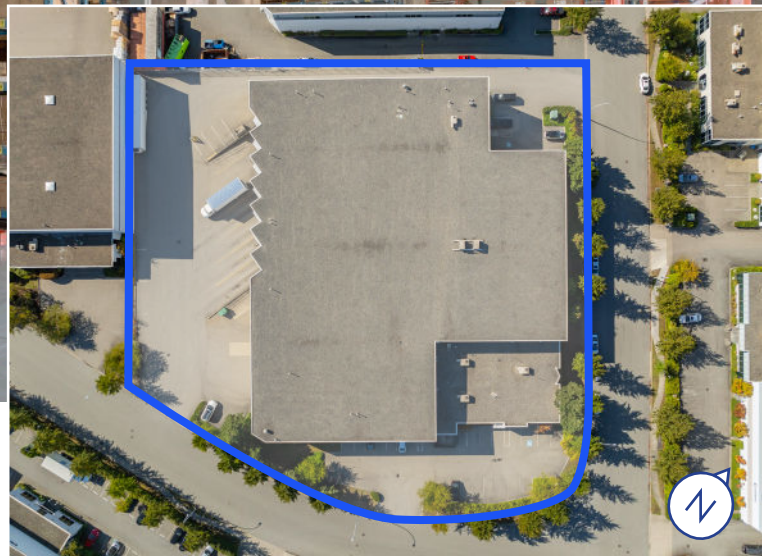
- 48,796 SF freestanding building situated on 2.23 acres
- Close proximity to a multitude of transport routes, including Highways 1, 17, 91 & 99
- Offers functionality & accessibility for a wide range of users
- Modern, clean and well-maintained throughout the warehouse & office areas
- Excellent dock & grade loading with a 95' loading court
- Ability to demise property if required
- Property managed by Beedie

Opportunity

Available for purchase or lease, this freestanding Beedie-built 48,796 SF warehouse/office building located in North Delta. Constructed in 2005, the Subject Property offers ample parking, dock & grade loading, and an option to demise the property if required by the owner-user. The interior features well laid-out office areas, lunchroom and washroom facilities.

Location

6805 Dennett Place is located within Tilbury Industrial Park in North Delta. This corner lot offers high exposure and is conveniently accessible by the South Fraser Perimeter Road (SFPR), which is a 5-minute drive away via the 80th Street Interchange. The SFPR allows for quick connections to major routes including Highway 17 to DeltaPort and the Fraser Valley, Highways 91 & 99 to Central Vancouver, the Trans-Canada Highway and the US border. The submarket offers a premium corporate environment with notable neighbouring companies such as Seaspan, FortisBC, Euroline Windows and Amazon. Additionally, a variety of food and beverage options are located conveniently nearby (including Four Winds Brewing, Subway and Quiznos).



Building Features



First class office improvements including a mix of open plan & private offices



Seven (7) dock level loading doors (10' x 10' & 8' 6" x 10') & two (2) grade level loading doors (12' x 14')



26' clear ceiling height



Radiant gas heaters in loading area & radiant heating throughout warehouse



Office area serviced by HVAC



ESFR sprinkler system



600 amp, 347/600 volt 3-phase electrical service



Column spacing - 34' 10 1/2" x 64', 37' x 64', 23' x 64'



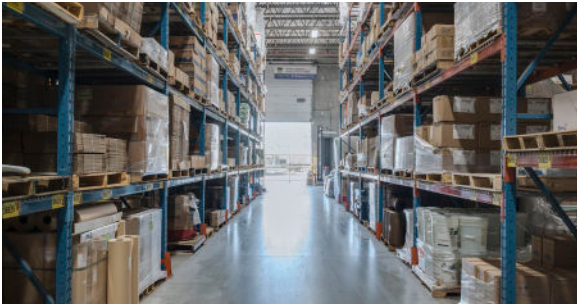
Forty (40) parking stalls



LED warehouse lighting



500 lbs/SF live load slab



Zoning

I-2 (Industrial) allowing a broad range of industrial businesses in Delta

Available Area

Main Floor Office*	5,244 SF
Warehouse Area	43,552 SF
Total Area	48,796 SF

**Total of 6,723 SF should a buyer/tenant choose to keep the accessory office*

Asking Price

\$29,033,620

Property Taxes (2024)

\$207,625.52

Asking Net Lease Rate

~~\$22.00/SF~~ **\$19.75/SF**

Tax & Operating Cost Budget

\$6.62/SF + 3% management fee (2025 estimate)

Availability

May 1, 2025



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