



Beedie/



FOR SALE OR LEASE

NEW PRICE & LEASE RATE

SALE: \$24,154,000 (\$495 PSF)

LEASE: \$17.95/NET

6805 Dennett Place Delta, BC

48,796 SF Corner Site
Freestanding Building with
Prime Exposure

Available Immediately



Offers functionality & accessibility for a wide range of users



Close proximity to a multitude of transport routes, including Highways 1, 17, 91 & 99



Owned & professionally managed by Beedie

6805 DENNETT PLACE | PROPERTY PROFILE



Opportunity to lease or purchase a Beedie-built **48,796 SF warehouse/office building** located in North Delta (Tilbury Industrial Park). The property was constructed in 2005 and features **ample parking, dock & grade loading**, and options to demise the property if required by an owner-user. Interior facilities include well laid-out office areas, lunchroom and washroom areas.

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.

48,796 SF

Building size

43,552 SF

Industrial area

5,240 SF

Office area

42

Designated parking stalls

7

Dock doors

2

Grade doors

26'

Clear height

600_{amp}

347/600 volt electrical service

I-2

Zoning

ESFR

Sprinklers

LED

Lighting

Immediate

Possession

Building Features

6805 Dennet Place, Delta

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

Heating Radiant gas heaters in staging area & gas-forced air heating throughout the warehouse

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

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

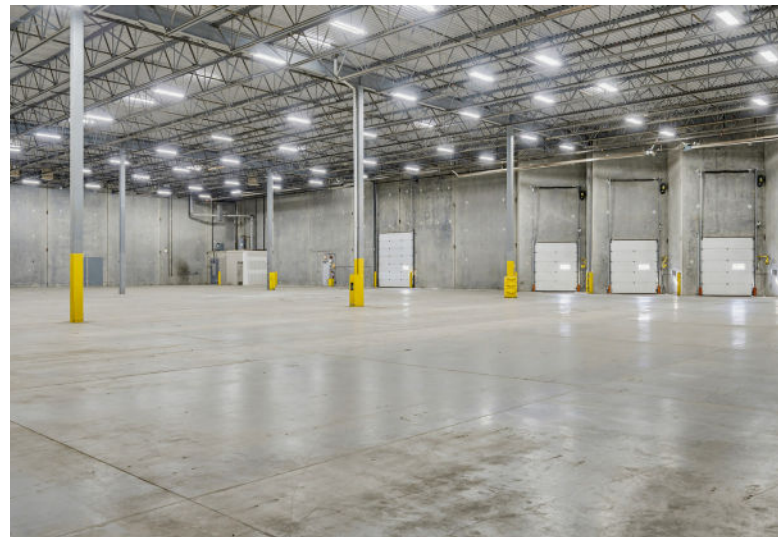
Office First class office improvements including a mix of open plan & private offices, fully serviced by HVAC

Asking Price **\$24,154,000 (\$495 PSF)**

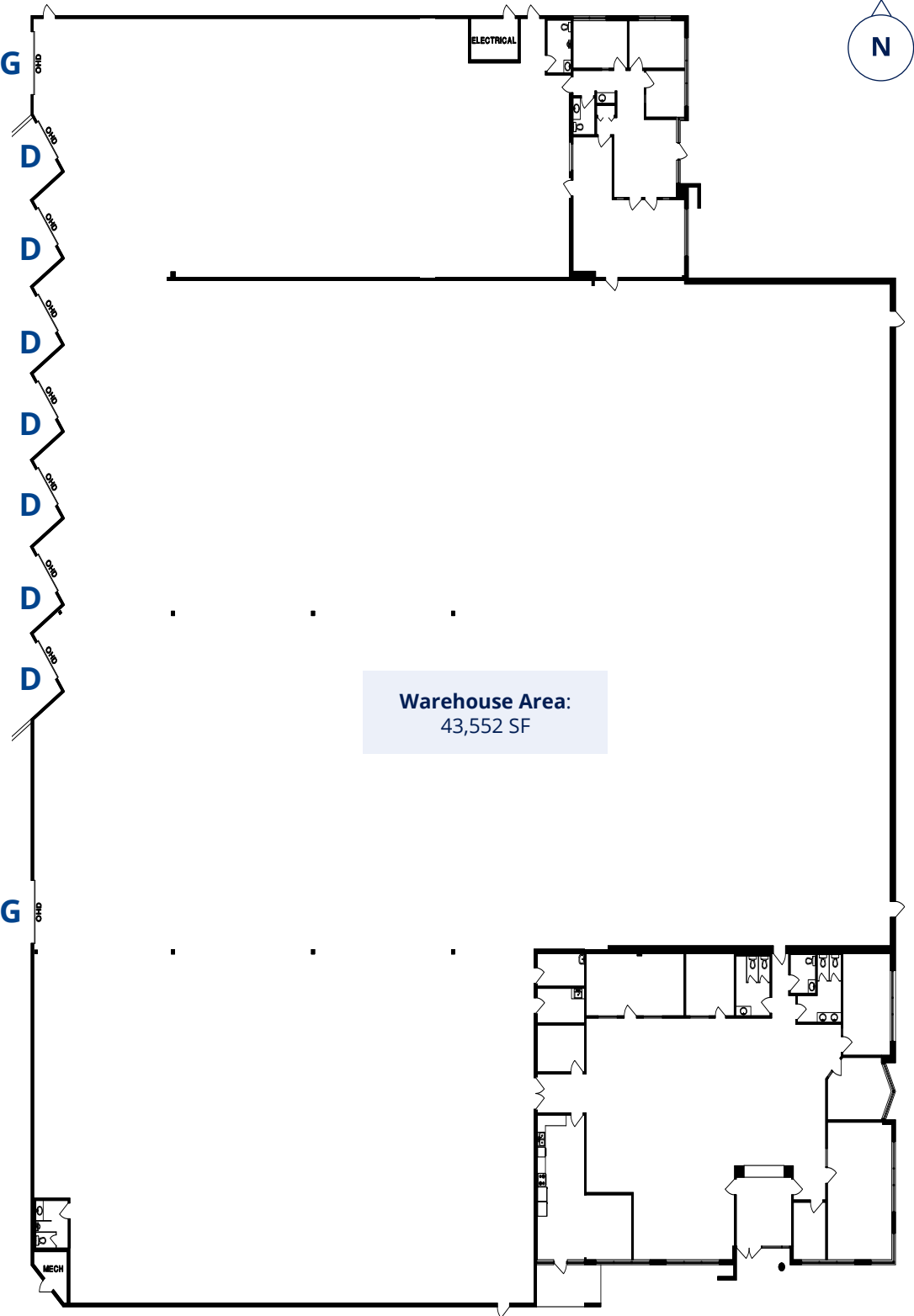
Property Taxes (2025) \$229,549.66

Asking Net Lease Rate **\$17.95 PSF, net**

Tax & Operating Cost Budget \$6.38 PSF + 3% management fee (2026 estimate)

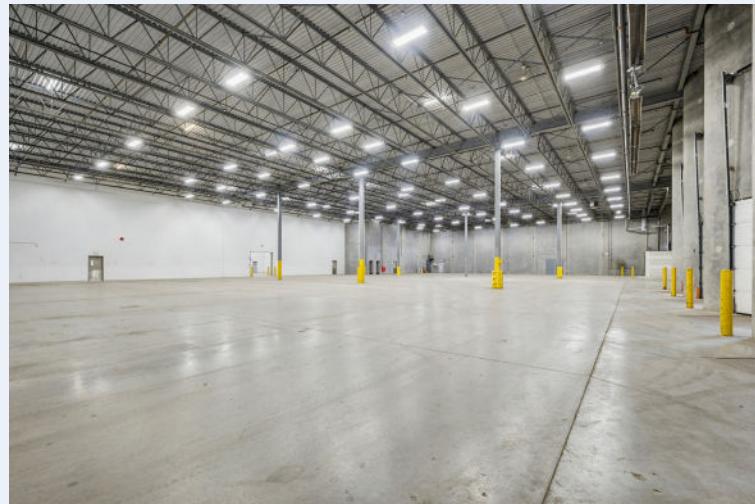
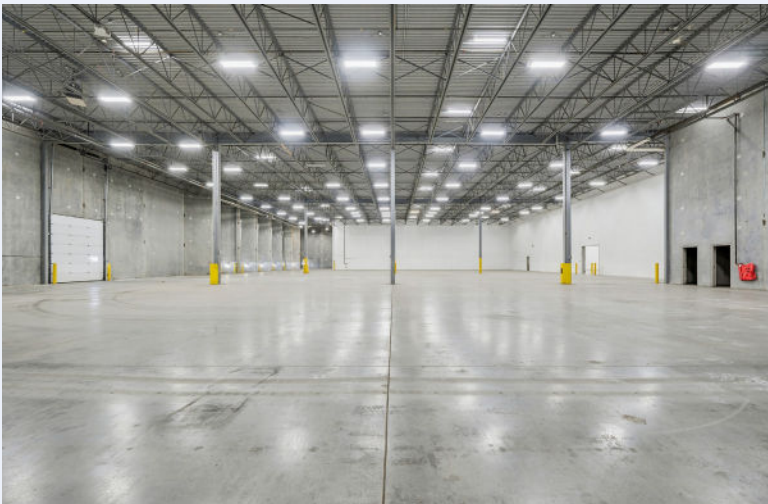
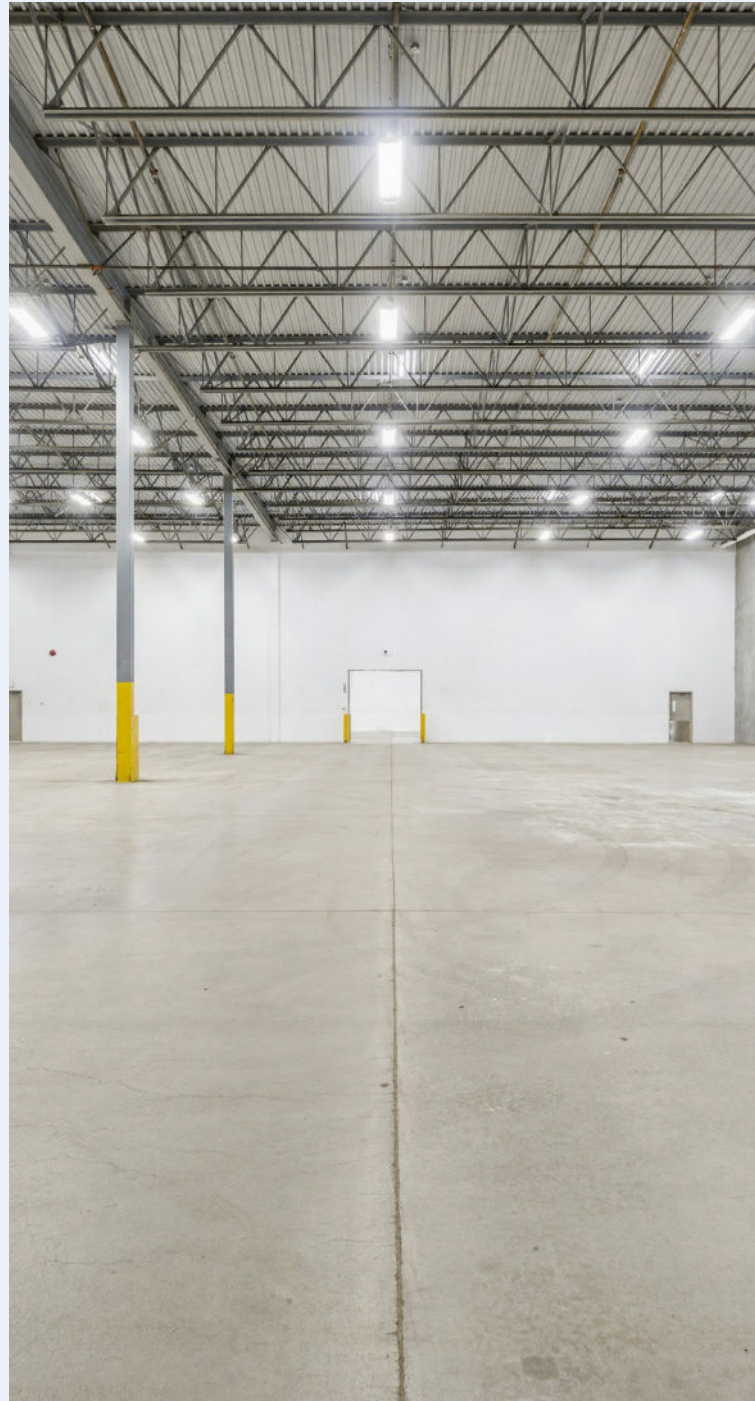


Building Breakdown



Existing improvements may vary from those shown and can be modified as required.

- D** Dock Loading Door
- G** Grade Loading Door





[VIEW THE VIDEO](#)

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

The Offer Process

To receive detailed information about the property, and/or to arrange a viewing please, contact the agents below.

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