

FOR SALE/FOR LEASE

6435 64TH STREET

DELTA, BRITISH COLUMBIA

Freestanding 9,420 SF Facility on 1 Acre lot

Reduced Pricing

CBRE

THE
INDUSTRIAL
SPECIALISTS





Building Size - 9,420 SF

MAIN FLOOR: 7,920 SF
SECOND FLOOR: 1,500 SF
TOTAL AREA: 9,420 SF

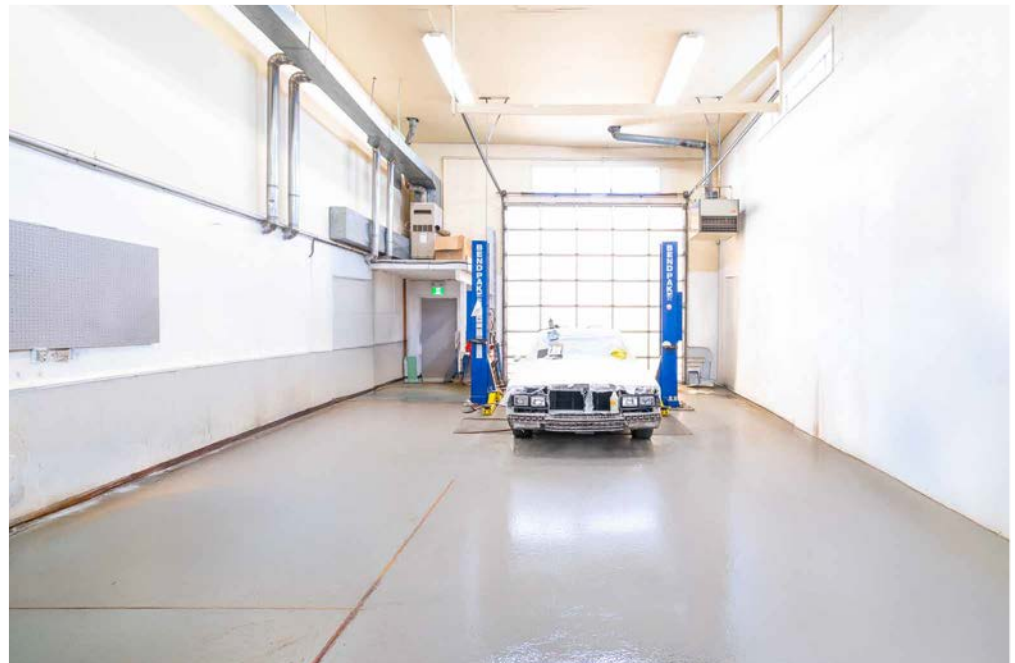
Features

- 4 grade doors
- 12 parking stalls
- Month to month Tenancy within 1,000 SF bay for potential holding income
- 6,500 SF of paved yard space
- 19,000 SF of green field that could be paved/hard packed graveled by purchaser
- Direct drive through grade door

Property Details

PID	005-371-341
ZONING	I-1
LOADING DOORS	two (2) - 12' x 14' grade doors two (2) - 10' x 12' grade doors
CEILING HEIGHT	15'-18' clear
SITE SIZE	1 acre
PARKING	12 surface parking stalls
POWER	200 amp, 120/240 volt, single phase service
AVAILABILITY	60 days notice
PROPERTY TAX (2025)	\$39,419.16
LEASE RATE	\$19.00 PSF(building)
SALE PRICE	\$5,700,000 \$5,200,000

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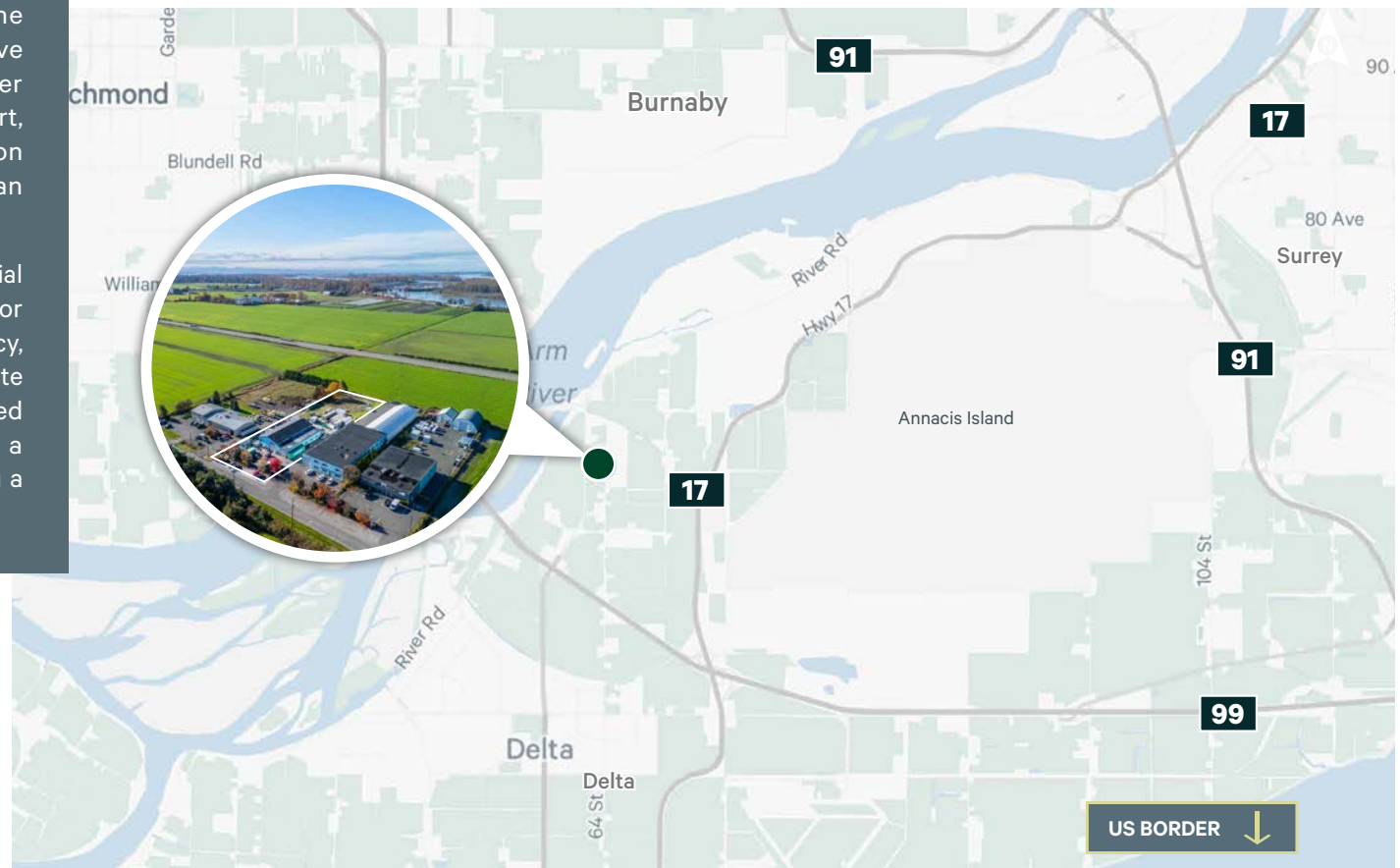


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Strategically located at 6435 64th Street in Delta, British Columbia, this property offers exceptional proximity to key transportation and commercial hubs throughout the Lower Mainland. Being just a short drive from Richmond City Centre, Vancouver International Airport (YVR), GCT Deltaport, and Downtown Vancouver— the location ensures seamless access to major urban centers, ports, and air travel corridors.

Positioned within a well-established industrial zone, the site provides an ideal setting for businesses that prioritize logistical efficiency, operational convenience, and high corporate visibility. Its location supports streamlined distribution and connectivity, making it a compelling choice for companies seeking a competitive edge in the region.

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12

MINUTES TO RICHMOND
CITY CENTER

16

MINUTES TO VANCOUVER
INT'L AIRPORT

25

MINUTES TO
DELTA PORT

25

MINUTES TO VANCOUVER
CITY CENTRE

Connect with us for more information

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