



Reduced Pricing

# For Sale/Lease

## 7388 HUME AVENUE

DELTA, B.C.

18,200 SF Building on 1.05 Acres



# THE OPPORTUNITY

## PRIME INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

CBRE Limited is pleased to present the opportunity to purchase or lease 7388 Hume Avenue, Delta (the “Property”) – a 18,200 SF industrial warehouse on a 1.05 acre lot in the sought after Tilbury industrial area.

The Property features 11,500 SF of paved excess yard space and a spacious warehouse that comprises approximately 90% of the building footprint. Equipped with heavy power, the warehouse offers exceptional versatility to accommodate a wide range of uses.

### PROPERTY DETAILS

CIVIC ADDRESS	7388 Hume Avenue, Delta
LEGAL ADDRESS	LOT 112 DISTRICT LOT 128 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 61530
P.I.D.	002-812-347
ZONING	I2 Medium Impact Industrial Zone, intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.
BUILDING AREA	16,200 SF (Warehouse) 1,000 SF (Main Floor Office) 1,000 SF (Second Floor Office) 18,200 SF Total
CEILING HEIGHT	20 - 25’
LOADING DOORS	2 grade doors
POWER	800 AMPS @ 600 Volts 3 Power Phase
SITE SIZE	1.05 acres
PROPERTY TAX-ES (2025)	\$85,323.12
BASIC RENT	<del>\$18.75 PSF</del> \$17.75 PSF
SALE PRICE	<del>\$9,988,000</del> \$8,950,000



## PROPERTY FEATURES

- Heavy power
- 11,500 SF paved excess yard
- Property has a fully secured gated fence
- Private offices, boardroom, lunchroom and reception area
- 2 points of ingress and egress





The Property is located in Tilbury which is regarded as the logistical epicenter of Metro Vancouver.

With seamless connectivity to neighbouring municipalities via Highway 17 and Highway 91, Tilbury, Delta provides unparalleled efficiency for local businesses. As such, many multinational companies have established a sizeable presence in the surrounding area. There are distribution centres and logistical hubs for businesses in the food, automobile, furniture, apparel and household goods industries.

Richmond

Fraser River

Highway 17

## CONNECT WITH US FOR MORE INFORMATION

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