

FOR SALE

7621 MacDonal Road

DELTA, BC

Price Reduction!



34,038 SF WAREHOUSE & OFFICE WITH
DOCK AND GRADE LOADING

CBRE

THE
INDUSTRIAL
SPECIALISTS

The Opportunity

CBRE Limited is pleased to present the opportunity to acquire **7621 MacDonald Road, Delta, B.C. (the "Property")** – a 34,038 SF warehouse and office building on a 2.06 acre lot featuring dock and grade loading with Fraser River views. The Property is ideal for an owner-occupier seeking to utilize the property.



FRASER RIVER

**All measures are approximate and need to be verified by the purchaser*

Property Details

TOTAL BUILDING AREA	Warehouse	20,200 SF	ZONING	I2 - Medium Impact Industrial
	Office	11,930 SF	CEILING HEIGHT	26' clear
	Mezzanine	1,908 SF	YEAR BUILT	2000
	TOTAL AREA	34,038 SF*	LOADING DOORS	2 dock & 2 grade doors
SITE SIZE	2.06 acres	PROPERTY TAXES (2024)	\$127,584.96	
PID	024-724-092	SALE PRICE	\$15,900,000	\$15,580,000 (\$457 PSF)

**All areas are approximate and to be confirmed by the purchaser*

Property Highlights

- » 1,955 SF enclosed outdoor storage adjacent to the Property (not included in total SF)
- » Building constructed in 2000 by Beedie
- » Ability to add additional space
- » Nicely appointed offices throughout with chef's kitchen
- » Ability for future expansion on western side of the building
- » An abundance of surface parking at the front of the building
- » Convenient access to all of Metro Vancouver and the USA border using major arterial routes such as Highway 17, Highway 99 and Highway 91



**All measures are approximate and need to be verified by the purchaser*

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Location Overview

7621 MacDonald Road is located in the Tilbury industrial area of Delta, and benefits from its close proximity to major arterial routes such as Highway 17 (South Fraser Perimeter Road), Highway 99 and Highway 91. Situated in the industrial heart of Tilbury with Fraser River views, the Property offers convenient access to key logistical hubs, including Deltaport, Tsawwassen Ferry Terminal, and YVR International Airport, all within a 20-minute drive. Delta is the logistical heart of the Lower Mainland, offering seamless connectivity to Vancouver, Burnaby, Richmond, Surrey, Langley, and the Tri-Cities.

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