

FOR LEASE | INDUSTRIAL
#203 - 8291 92 STREET
DELTA, BC



- ▶ **4,105 SF Tilbury Warehouse Strata Unit with Finished Office**
- ▶ **Patio with Views of the Fraser River**

Location

Buckingham Corporate Centre is located in the Tilbury industrial area. The property is adjacent to Highway 17 and is minutes from Highways 91 and 99, offering excellent transportation connections to all areas of Metro Vancouver, Deltaport, Tsawwassen Ferry Terminal, the Canada/US Border, and Vancouver International Airport

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Zoning

I-2 (Medium Impact Industrial) allowing for a wide range of manufacturing, warehouse, storage, distribution, and processing uses.

Features

- ▶ One (1) grade level loading door
- ▶ Heavy 3-phase electrical service
- ▶ Fully sprinklered
- ▶ 26' clear ceiling heights
- ▶ Skylights in the warehouse
- ▶ Finished mezzanine office space
- ▶ Patio overlooking the Fraser River
- ▶ Five (5) reserved parking stalls plus loading area

Available Area (Approximate)

Ground floor warehouse	2,666 SF
Mezzanine office	1,439 SF
Total	4,105 SF

Asking Lease Rate

\$17.95 PSF

Taxes & Operating Costs

\$5.83 PSF (2023 estimate)

Availability

Immediate



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