

FOR SALE | INDUSTRIAL
(230) 8208 SWENSON WAY
DELTA, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **1,639 SF Industrial Strata Unit**
- **Centrally Located in Tilbury/South Fraser**

Opportunity

Industrial strata opportunity in Delta's established Tilbury/South Fraser corridor. This unit offers premium second-floor office build-out, a functional office/industrial mix, and two assigned parking stalls. The property provides excellent access to Highway 99, South Fraser Perimeter Road, Annacis Island, Richmond, and the broader Lower Mainland—an attractive opportunity for both owner-users and investors.

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Features

- ▶ (2) 2-piece washrooms
- ▶ 2 assigned parking stalls
- ▶ (1) grade loading door (10' x 12')
- ▶ 13' ceiling height in the warehouse
- ▶ Full HVAC 2nd floor + baseboard heating
- ▶ Skylight in office for abundant natural lighting
- ▶ Alarmed

Zoning

I2 - Medium Impact Industrial ([click to view bylaw](#))

Legal Description

STRATA LOT 12 DISTRICT LOT 119 AND 437 GROUP 2 NEW
WESTMINSTER DISTRICT STRATA PLAN LMS1019
PID: 018-394-787

Available Space

Ground Floor	815 SF
Second Floor Office	824 SF
Total	1,639 SF

Strata Fees

\$546.56 per month

Property Taxes

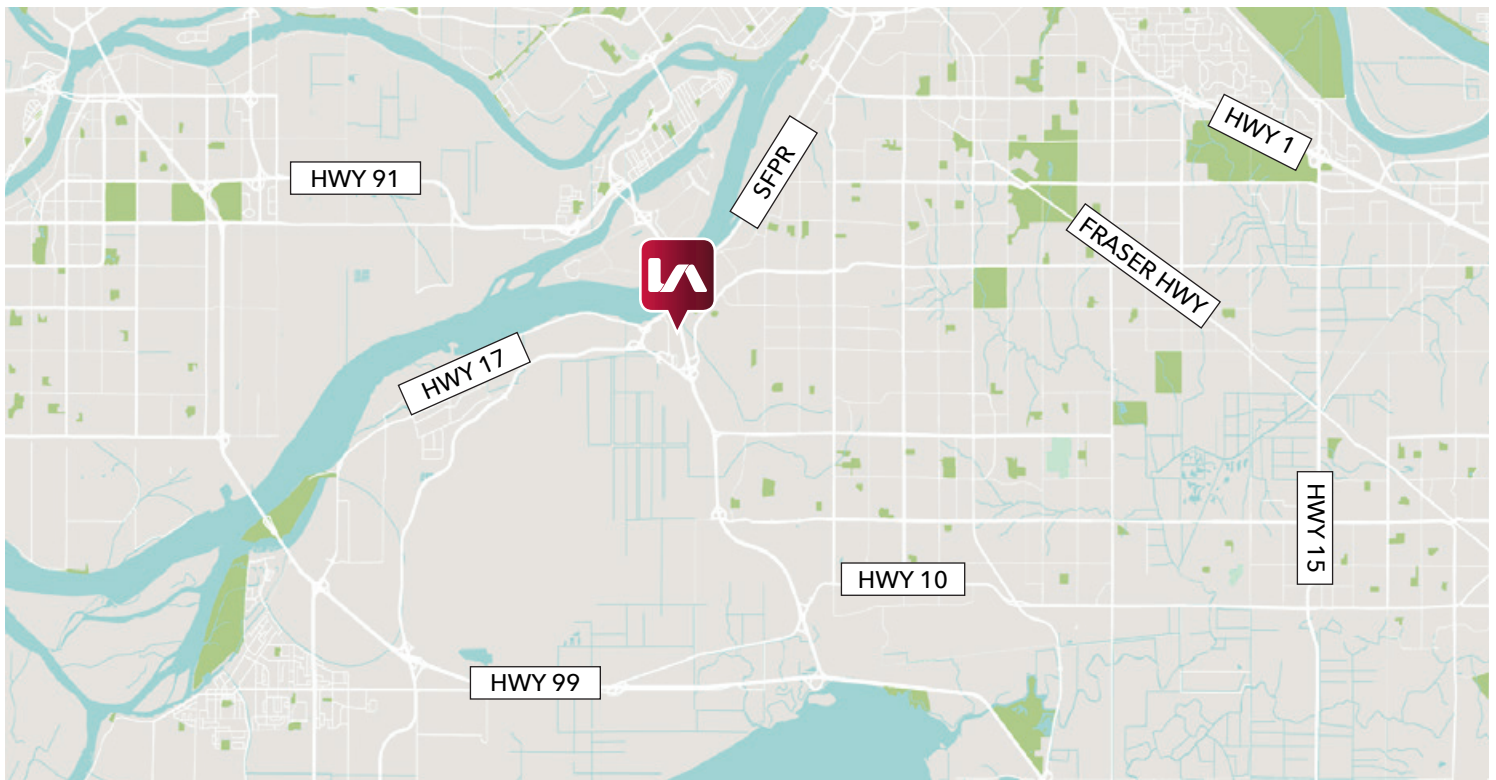
\$6,639.81 (2025)

Asking Price

\$899,000

Availability

Immediately



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