

For Sale



INVESTMENT / USER OPPORTUNITY

24,980 SQUARE FEET ON 1.206 ACRES OF LAND

1638

FOSTER'S WAY

DELTA, BC

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INDUSTRIAL SPACE

| | | |
|-------------------------------|--|--|
| BUILDING SIZE: | Warehouse: Ground floor office: Second floor office: Warehouse mezzanine: Total Area: | 19,400 s.f. 2,540 s.f. 2,540 s.f. 500 s.f. 24,980 s.f.* |
| SITE SIZE: | 1.206 acre rectangular site | |
| PROPERTY TAXES (2018): | \$68,369.57 | |
| ASKING PRICE: | \$7,495,000 | |
| ZONING: | I2 - Heavy Industrial | |

*Measurements are approximate and must be verified by buyer.

BUILDING FEATURES

- 24' clear ceiling height
- Concrete tilt-up construction
- Fully sprinklered
- Fenced and fully secured yard area
- 400 amp, 347/600 volts, 3 phase power
- Built in 1996
- Quality office improvements
- Attractive landscaping
- 2 dock loading doors
- 1 grade loading door

OPPORTUNITY

The Subject Property is fully leased to Belterra Corporation until December 31, 2021. Belterra has been the only tenant on the property since the building was constructed in 1996. Belterra specializes in the construction and customization of conveyor systems and has 16 locations throughout Canada.

Contact listing agent for income details.

LOCATION

1638 Foster's Way is readily accessed via Highway 91 interchange into Annacis Business Park. Annacis Business Park is located in the geographic centre of Metro Vancouver making it a preferred local distribution hub. The new South Fraser Perimeter Road (SFPR) interchange is minutes away at the south end of the Alex Fraser Bridge.



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