

# For Sale

## 113/213 8275 92nd Street, Delta

### Buckingham Industrial Estates



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## Opportunity

Buckingham Industrial Estates offers for the first time, two mirror image buildings being constructed with quality office/warehouse space. Buckingham Industrial Estates offers both lease and strata ownership opportunities. Buckingham Industrial Estates is ideally situated for businesses requiring ease of access to most areas of the Lower Mainland. Vancouver International Airport, Deltaport and the Canada/U.S. Border are all within close proximity; as are the surrounding communities of Richmond, Delta and Surrey.

## Unit Features

- Attractive architectural design
- Concrete tilt-up construction featuring an abundant use of glazing for a very professional image
- Finished mezzanine areas including HVAC
- Grade level loading
- 26' clear ceiling height
- ESFR sprinkler system
- Overhead gas fired unit heaters
- Overhead fluorescent lighting
- Ample parking stalls on site
- Within a 5 minute drive to the new South Fraser Perimeter Highway, Highway 91 and the Alex Fraser Bridge
- Close proximity to public transportation on River Road

## Zoning

I-2 (Heavy Industrial) permitting a wide range of general industrial uses such as manufacturing, transportation, sales and service of heavy machinery and equipment, warehousing and storage.

## Loading

1 grade level loading door

## Building Area

Warehouse	2,224 sf
Finished Mezzanine Office	1,103 sf
Total Area	3,327 sf

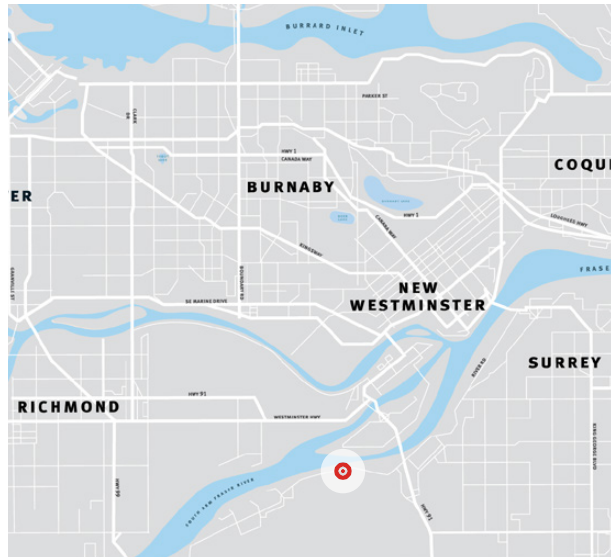
## Sale Price

\$698,800

## Travel Times

Highway 91 and the east/west connector provide easy access to all of Greater Vancouver and the USA.

- 25 minutes to the Canada/US border
- 27 minutes to the Vancouver International Airport
- 25 minutes to Tsawwassen Ferry Terminal
- 40 minutes to Downtown Vancouver



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