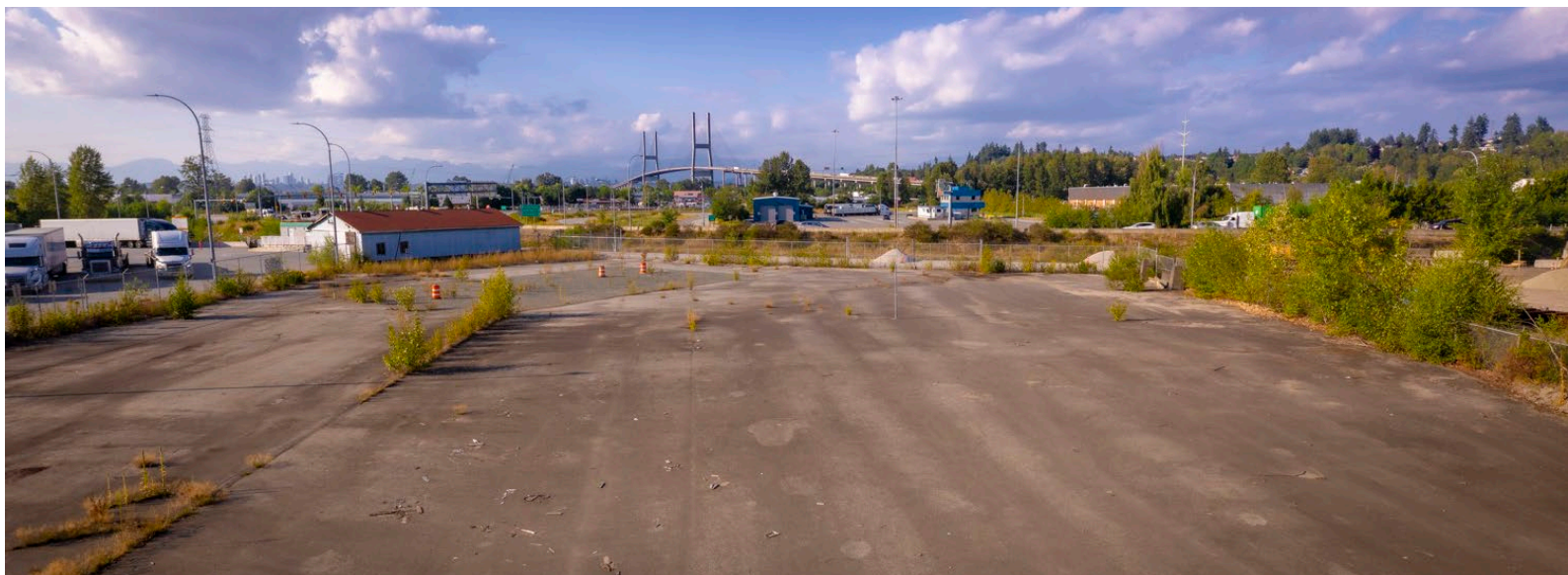
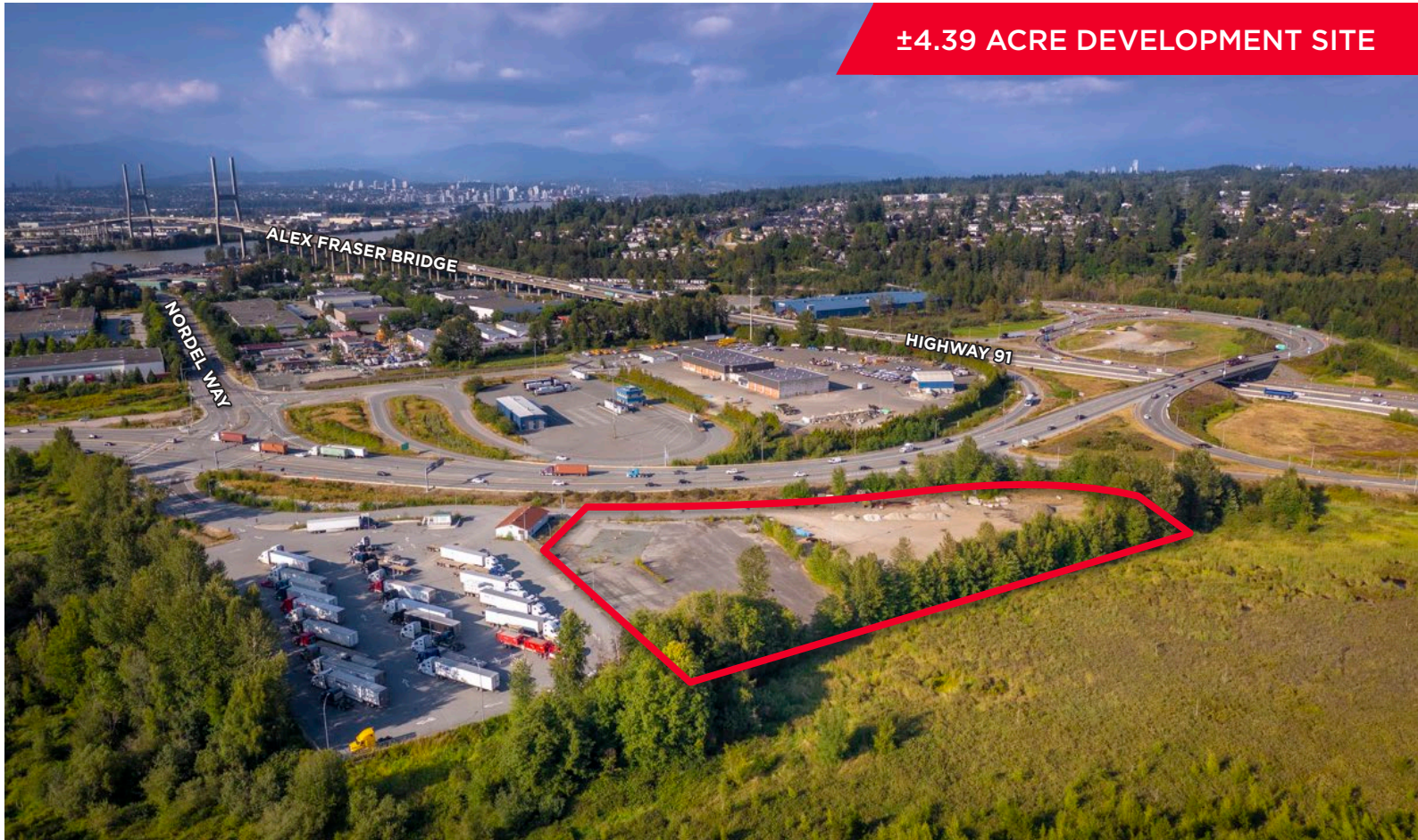




FOR SALE

HIGH EXPOSURE INDUSTRIAL OPPORTUNITY
NORDEL CONNECTOR/HIGHWAY 91 INTERCHANGE
DELTA, BC

±4.39 ACRE DEVELOPMENT SITE



BILL RANDALL
Personal Real Estate Corporation
Senior Vice President
604 608 5967
bill.randall@cushwake.com

RANDY SWANT
Personal Real Estate Corporation
Vice President, Industrial
604 640 5813
randy.swant@cushwake.com



FOR SALE

HIGH EXPOSURE INDUSTRIAL OPPORTUNITY NORDEL CONNECTOR/HIGHWAY 91 INTERCHANGE DELTA, BC

LOCATION

The subject property is very well located within Nordel Business Park immediately south of the Highway 91 Connector. This location provides for some of the best transportation connectivity in all of the Metro Vancouver region.

SITE DESCRIPTION

The subject site is slightly irregular shaped. It is currently vacant and unimproved with the exception of asphalt paving, gravel, chain link security fencing and lighting.

ACCESS

Access to the property will be greatly improved by the new Nordel Interchange which includes the elimination of many of the current controlled intersections. Traffic flows are expected to improve significantly once the new Nordel Way Interchange is completed in Q3 2023.

Highway 17 provides for direct access west to Delta Port and east to Highway 1. Highway 91 provides for direct access south to the US border and north to Vancouver, Richmond, Burnaby and New Westminster.

EXPOSURE

The property provides for conspicuous exposure to the heavily travelled Highway 91 Connector at the Nordel Interchange.

SERVICES

The property is serviced with sanitary and storm sewer, municipal water and hydro.

ZONING

CD235 (Comprehensive Development)

The property is designated as industrial within Delta's Official Community Plan.

SITE SIZE

±4.39 Acres

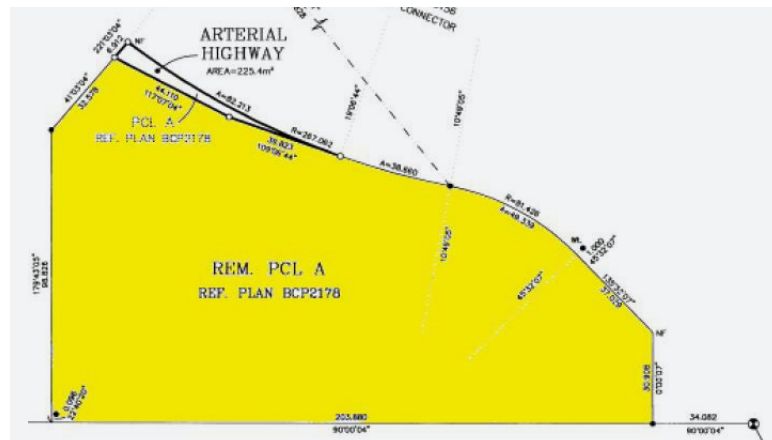
LEGAL DESCRIPTION

PID: 025-542-371

Parcel A (Reference Plan BCP2178), District Lot 437, Group 2, New Westminster District, except Plan 73156 and Plan EPP47508

ASKING PRICE

\$12,075,000



BILL RANDALL

Personal Real Estate Corporation
Senior Vice President
604 608 5967
bill.randall@cushwake.com

RANDY SWANT

Personal Real Estate Corporation
Vice President, Industrial
604 640 5813
randy.swant@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 08/20 gh