

**Price Reduced**



Unit 3 - 7533 Progress Way, Delta

# 6,451 SF Warehouse/ Office Unit in Tilbury **For Sublease**

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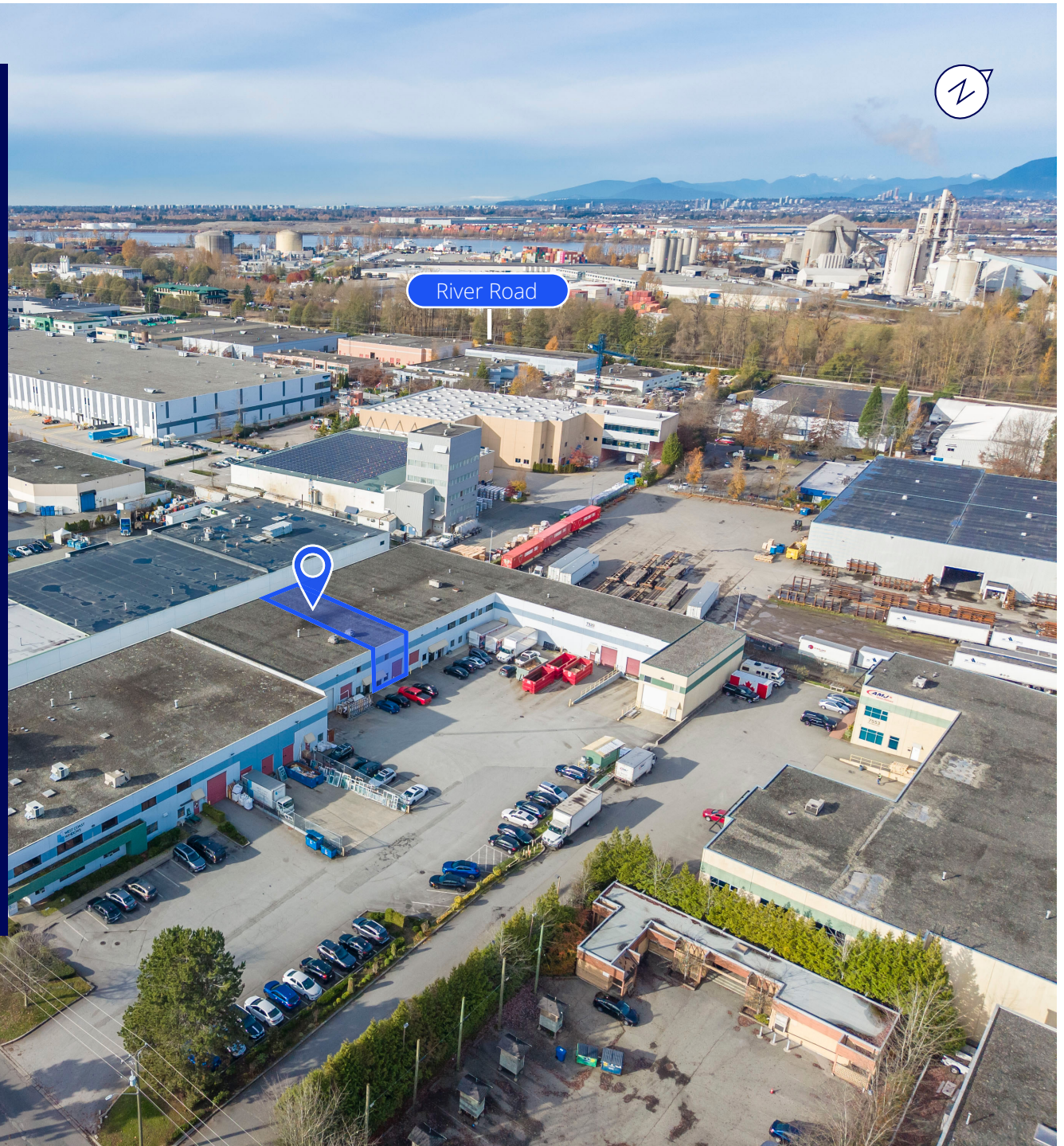
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# Opportunity & Location

Opportunity to sublease a 6,451 SF warehouse unit including 830 SF office space over two floors in the Tilbury West Industrial Park.

7533 Progress Way is strategically located in Phase II of Tilbury Industrial Park, which has established itself as one of the premier industrial parks in the Greater Vancouver area. This high quality project offers easy access via River Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tswawassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border. The premises are within five minutes of the New South Perimeter Road.





# Property Features

|                                |                                                                                                                                                                                                                                                                                               |                 |  |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--|
| Civic Address                  | Unit 3 - 7533 Progress Way, Delta                                                                                                                                                                                                                                                             |                 |  |
| Building Area                  | Warehouse                                                                                                                                                                                                                                                                                     | 5,619 SF        |  |
|                                | Office                                                                                                                                                                                                                                                                                        | 416 SF          |  |
|                                | Mezzanine                                                                                                                                                                                                                                                                                     | 416 SF          |  |
|                                | <b>Total</b>                                                                                                                                                                                                                                                                                  | <b>6,451 SF</b> |  |
| Zoning                         | I2 (Medium Impact Industrial Zone) intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.                                                                                                                                           |                 |  |
| Ceiling Height                 | 24' height in warehouse                                                                                                                                                                                                                                                                       |                 |  |
| Loading                        | Two (2) 10' x 12' grade level doors                                                                                                                                                                                                                                                           |                 |  |
| Features & Attributes          | <ul style="list-style-type: none"><li>• Concrete tilt up construction</li><li>• Gas-fired forced air heating in warehouse</li><li>• T-5 lighting in warehouse</li><li>• Two (2) washrooms</li><li>• Fully sprinklered</li><li>• Open plan office</li><li>• HVAC in the office areas</li></ul> |                 |  |
| Sublease Rate (Net)            | <div><div>\$18.50 PSF per annum</div><div>\$17.50 PSF per annum</div></div>                                                                                                                                                                                                                   |                 |  |
| Operating Costs & Taxes (2025) | \$6.00 PSF (estimate)                                                                                                                                                                                                                                                                         |                 |  |







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