



FOR LEASE

UNITS 11 - 13 & 18

7163 VANTAGE WAY

DELTA, BC

INDUSTRIAL SPACE



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7163 VANTAGE WAY

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OPPORTUNITY

Cushman & Wakefield ULC is please to present an opportunity to lease Industrial units in Tilbury Industrial Park. These spacious industrial units allow for a wide variety of industrial uses. The units provide rear grade level doors and high ceilings, providing an ideal location for distribution, light manufacturing and more.

LOCATION

7163 Vantage Way is strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in the Greater Vancouver area. This high-quality warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Delta port Container Terminal, Fraser Valley and the US Border.

AVAILABLE AREAS

UNITS 11 - 13

Office	718 sf
Mezzanine	790 sf
Warehouse	6,070 sf
Total	7,578 sf

UNIT 18

Office	447 sf
2 nd Floor Office	534 sf
Warehouse	1,529 sf
Total	2,510 sf

ZONING

(I2) - Medium Impact Industrial Zone. This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

FEATURES

- Quality tilt-up concrete and steel construction
- 12' x 14' rear grade-level loading doors per unit
- 24' clear ceiling height in warehouse
- 3-phase electrical service, 24 circuit panel
- Gas-fired radiant heat, fluorescent lighting
- Fully sprinklered, handicap washroom
- Extensive reflective glazing at front
- Parking right outside the front door

ADDITIONAL RENT

\$6.00 psf, per annum
(2023 estimate)

LEASE RATE

Contact listing agent

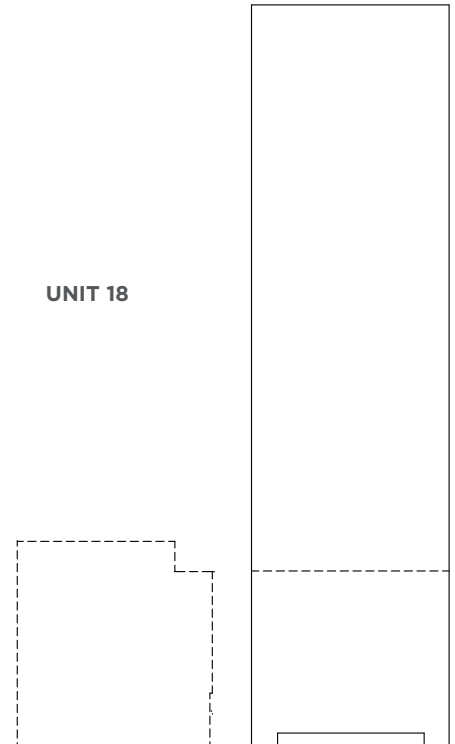
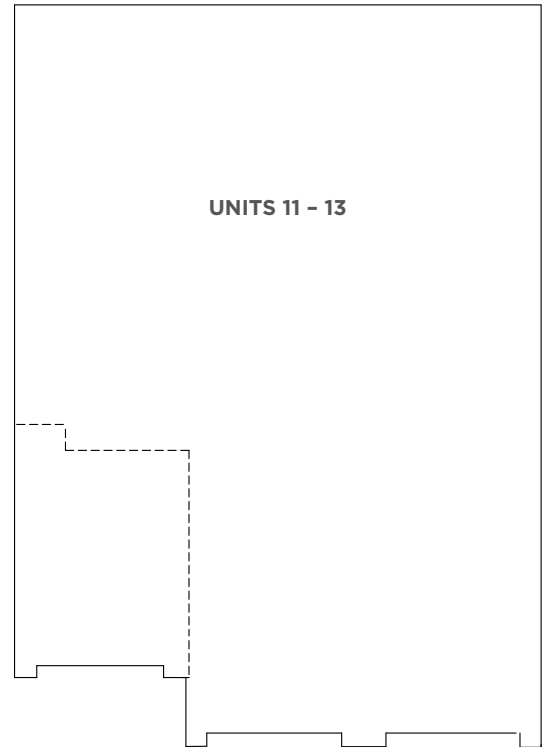
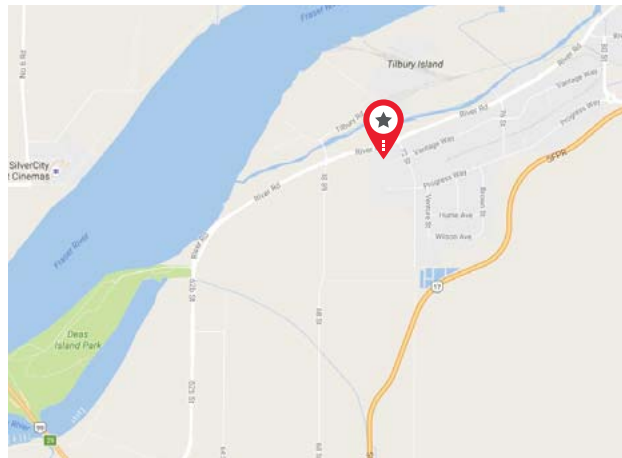
AVAILABILITY

UNITS 11 - 13

July 1, 2023

UNIT 18

Immediate



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