



Unit 8, 7355 72 Street, Delta

For Sale 2,392 SF Warehouse/ Office in a Highly Visible Location

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Opportunity & Location

Opportunity to purchase a functional industrial unit with a well-balanced mix of warehouse and office space. The property features quality tilt-up concrete construction, grade-level loading, 3-phase electrical service, full sprinklering, and ample parking directly outside the front entrance. The office areas provide a professional and functional workspace, while the warehouse offers efficient space for a variety of industrial uses. A practical layout and strategic Delta location make this an attractive opportunity for industrial, distribution, and owner-user applications.

Located in Delta, BC's rapidly growing Tilbury industrial area, the subject property provides easy access to most regions in Metro Vancouver and the Fraser Valley, including Vancouver International Airport and the Canada/U.S. border. Major transportation links in the area include Highways 91 and 99 via River Road, with the South Fraser Perimeter Road (Hwy 17).



Property Features

Civic Address	Unit 8, 7355 72 Street, Delta	
Approximate Building Area	Second Floor	702 SF
	Main Floor	1,690 SF
	Total	2,392 SF
	<i>* all measurements to be confirmed by buyer</i>	
Zoning	I2 (Medium Impact Industrial) Flexible zoning allows for a wide array of manufacturing, storage, and distribution uses.	
Ceiling Height	20'4" height in warehouse	
Loading	(1) 10' x 14' grade-level	
Power	3-phase electrical service	
Features & Attributes	• Concrete tilt-up construction • Fully sprinklered • Gas fired radiant heating • River Road exposure location	
Gross Taxes (2025)	\$9,153.37	
Monthly Strata Fee	\$327.30	
Asking Price	\$1,295,000	
Availability	Immediate	





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