



7850 Alpha Way, Delta, B.C.

FOR SUBLEASE*

Rob DesBrisay

Managing Partner, BC
604 691 6602
rdesbrisay@naicommercial.ca
NAI Commercial

Calvin Owen Jones, B. Sc.

Personal Real Estate Corporation
Commercial Sales & Leasing
778 882 5818
cjones@naicommercial.ca
NAI Commercial (Langley) Ltd.

NAI Commercial

1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9

NAI Commercial (Langley) Ltd.

20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+1 604 683 7535
naicommercial.ca

First Class Hangar and Office Space | Boundary Bay Airport



Opportunity

NAI Commercial is pleased to present the opportunity to sublease* a top-tier hangar with well-appointed office space at Boundary Bay Airport (CZBB), just 23 km away from Vancouver International Airport (YVR). This first-class facility is ideally suited for charter and corporate aircraft operators, regional airlines, aircraft maintenance, aeronautical component manufacturing, and aerospace users.

*This offering is structured as a sub-sub-sublease.

Salient Details

Measurements

Hangar	29,979 SF
Office	4,960 SF
Mech/elec rooms	319 SF
Ramp	8,705.8 SF

Highlights



139' wide x 28' tall
motorized bottom-rolling
hangar door



Ceiling heights:
33.61' (center); 29.27' (at
wall); 27.78' (main door
tracks)



ESFR Sprinklers



Fuel tank capacity:
10,000 L permitted by
Alpha Aviation



LED Lighting



400A, 347/600V,
3-phase electrical service



Epoxy topcoat



Grade loading door to
accommodate ground
freight



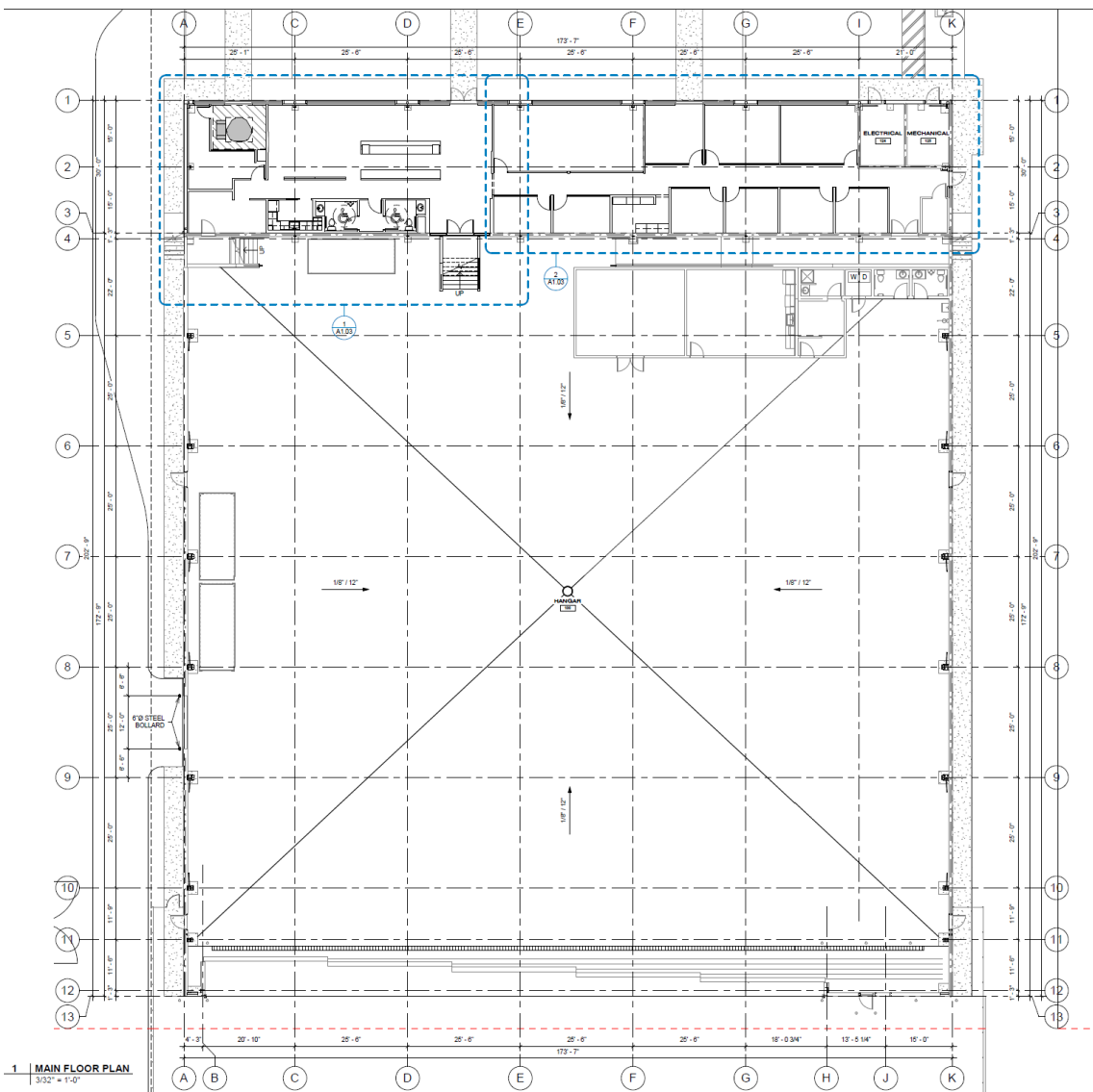
29 parking stalls



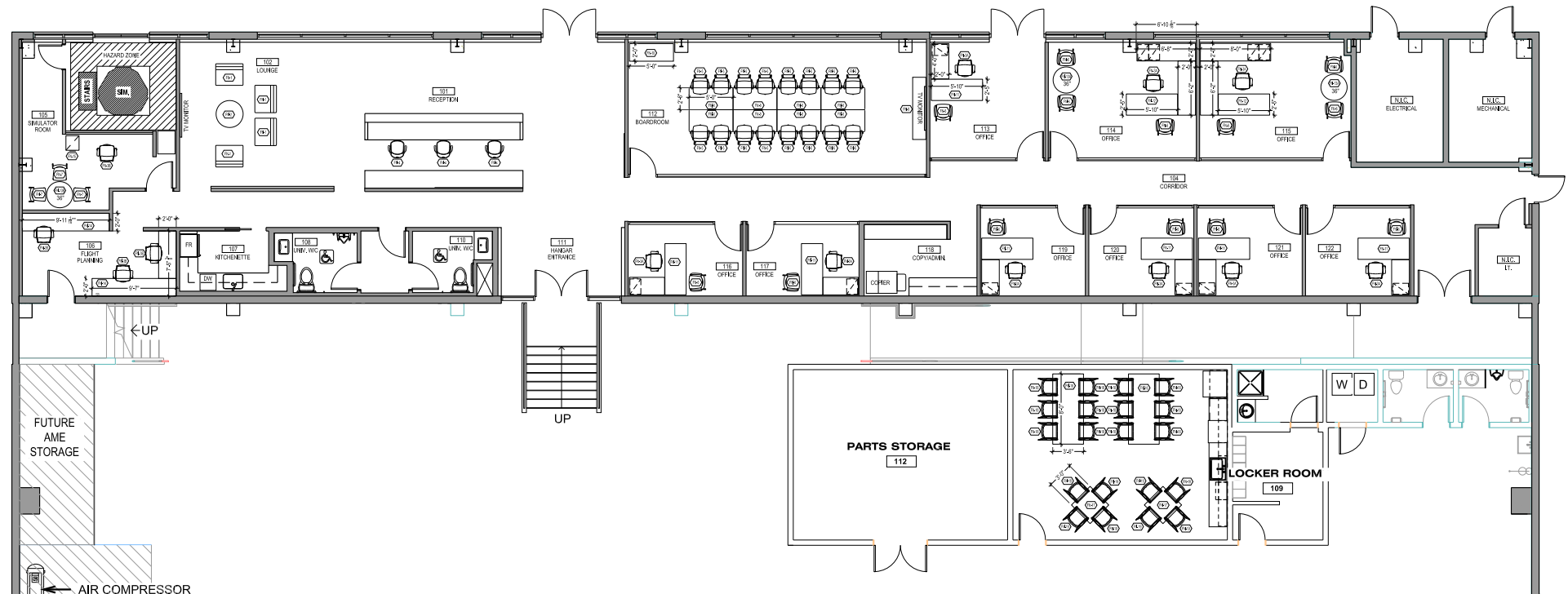
Constructed: Hangar
(2019); Office TI (2023)



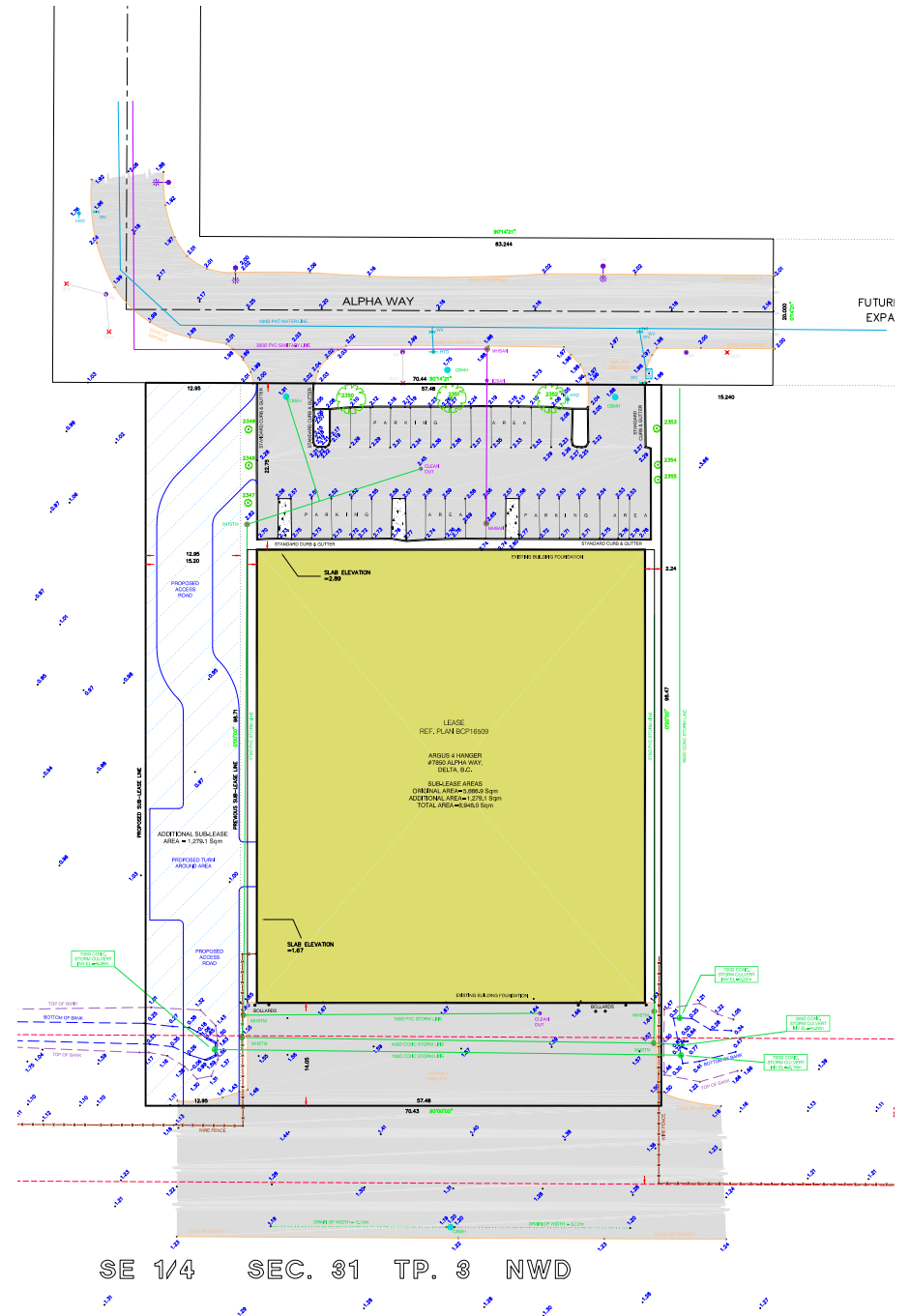
Hangar – 29,979 SF



Office – 4,960 SF



Ramp – 8,705.8 SF

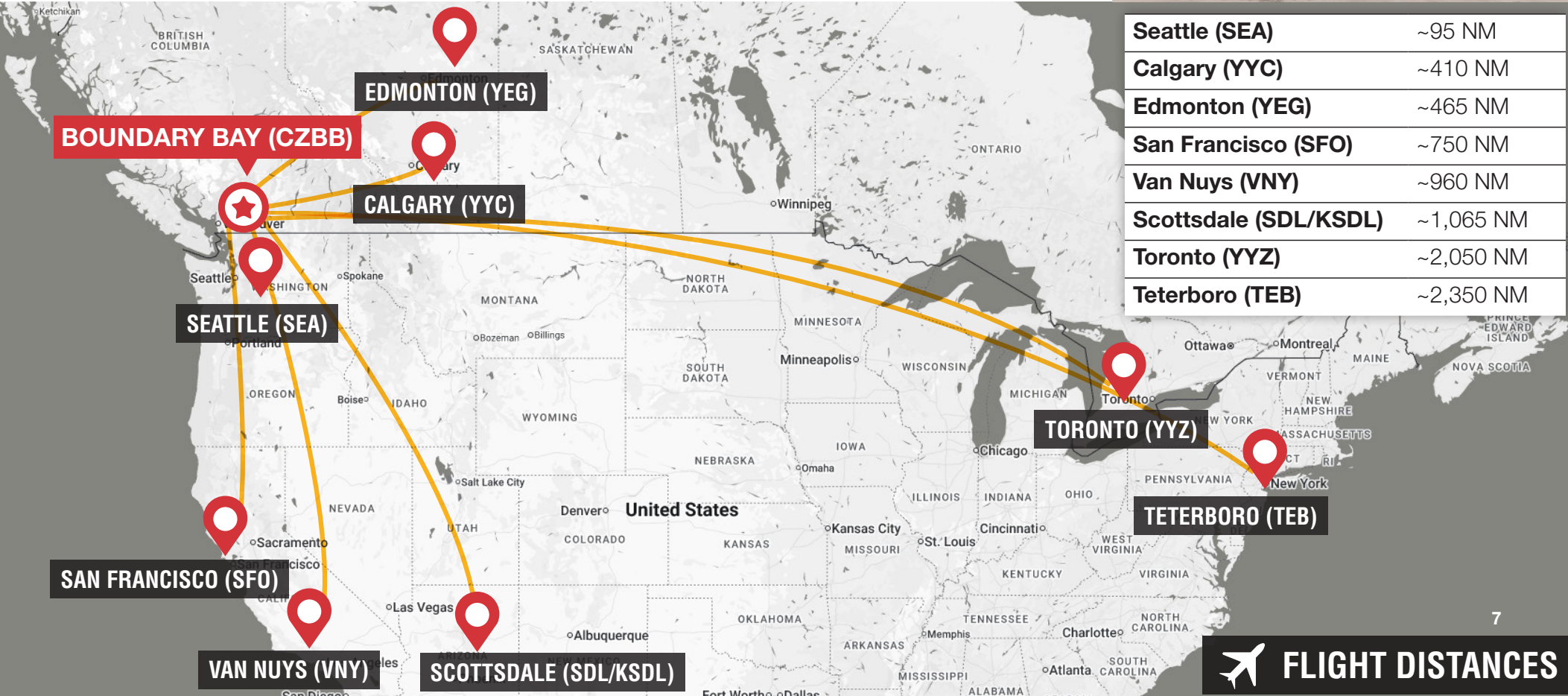


Location: Boundary Bay Airport

Boundary Bay Airport (CZBB) is a premier general aviation and executive airport located in Delta, British Columbia, offering a compelling alternative to the Vancouver International Airport (YVR) South Terminal for aviation users seeking operational efficiency, predictable access, and lower total operating costs. With uncongested runways, full-service FBO support and direct access to the Metro Vancouver market, CZBB allows operators to maintain schedule reliability and cost control without sacrificing proximity to YVR or cross-border connectivity.

Featuring two asphalt runways, including a recently extended 6,008-foot primary runway capable of accommodating a broad range of corporate and private aircraft, CZBB offers on-site Jet A-1 and Avgas fueling, aircraft maintenance, hangarage and tie-down services, as well as full FBO support including pilot lounges, flight planning resources, and customs clearance.

Owned by the City of Delta and operated under a long-term lease by Alpha Aviation Inc., CZBB provides an aviation-focused operating environment tailored to corporate, business, and private aviation users who value efficiency, flexibility, and reduced congestion while remaining closely connected to a major urban centre and international border access.





Zoning

The property is situated within the I8: Airport Terminal Industrial Zone which allows for a variety of aviation-related uses including but not limited to aircraft storage, sales, rental, service and maintenance, manufacture, assembly and service of aeronautical components and related equipment, airport terminal use, and scientific, electronic and technological research.







For more information,
please contact the undersigned.



Rob DesBrisay

Managing Partner, BC

604 691 6602

rdesbrisay@naicommercial.ca

Calvin Owen Jones, B. Sc.

Personal Real Estate Corporation

Commercial Sales & Leasing

778 882 5818 | cjones@naicommercial.ca

NAI Commercial

1075 W Georgia St, Suite 1300

Vancouver, BC V6E 3C9

+1 604 683 7535

naicommercial.ca

20353 64th Avenue, Suite 214

Langley, BC V2Y 1N5

+1 604 683 7535

naicommercial.ca

©2026 NAI Commercial and NAI Commercial (Langley) Ltd. All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied. This communication is not intended to cause or induce breach of an existing listing or agency agreement. Aerial image(s) courtesy of Google, Landsat/Copernicus. All aircraft registrations and previous sub-sub-subtenant branding have been removed from the images contained herein for marketing purposes.