

**AVISON
YOUNG**

For Sublease

**#115 - 7560 Beedie Way
Delta, BC**



83,500 sf cold storage and
distribution facility in Tilbury

Ryan Kerr*, Principal

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**Ryan Kerr Personal Real Estate Corporation*

Bryn Cartwright, Senior Associate

604 647 5093

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For Sublease

#115 - 7560 Beedie Way
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Property features

UNIT BREAKDOWN

	Ceiling height	Square Footage
Cooler 1	16'	6,000
Cooler 2	24'	9,000
Cooler 3	36'	27,500
Freezer	36'	6,500
Ambient	32'	20,000
Other	36'	7,500
Office	16'	7,000
Total		83,500

LOADING

10 dock loading doors, 1 grade loading door
6' x 8' hydraulic levellers

CLEAR CEILING HEIGHTS

36'

PARKING STALLS

54

LIGHTING

LED

POWER

1,200 amps at 347/ 600 volts electrical service

COLUMN SPACING

38'7" x 55' & 80' at the staging bay

RACKING LOAD

Rating of 12,000 lbs

OFFICE SPACE

Custom built office spaces

FIRE PROTECTION SYSTEM

ESFR Sprinklers

ZONING

I-2 (Medium Impact Industrial Zone)

AVAILABILITY

Immediate

SUBLEASE RENT/ADDITIONAL RENT

Please contact listing agents

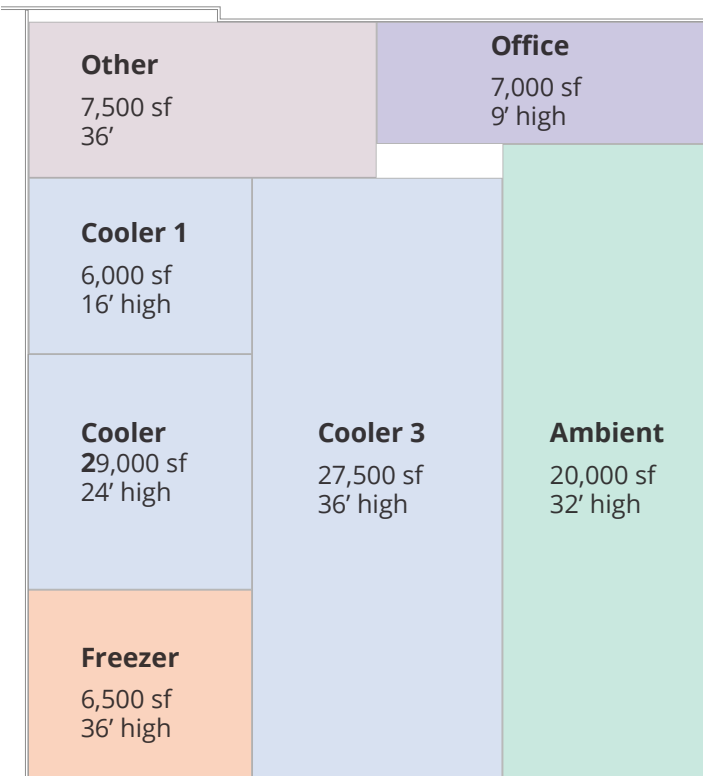
Opportunity

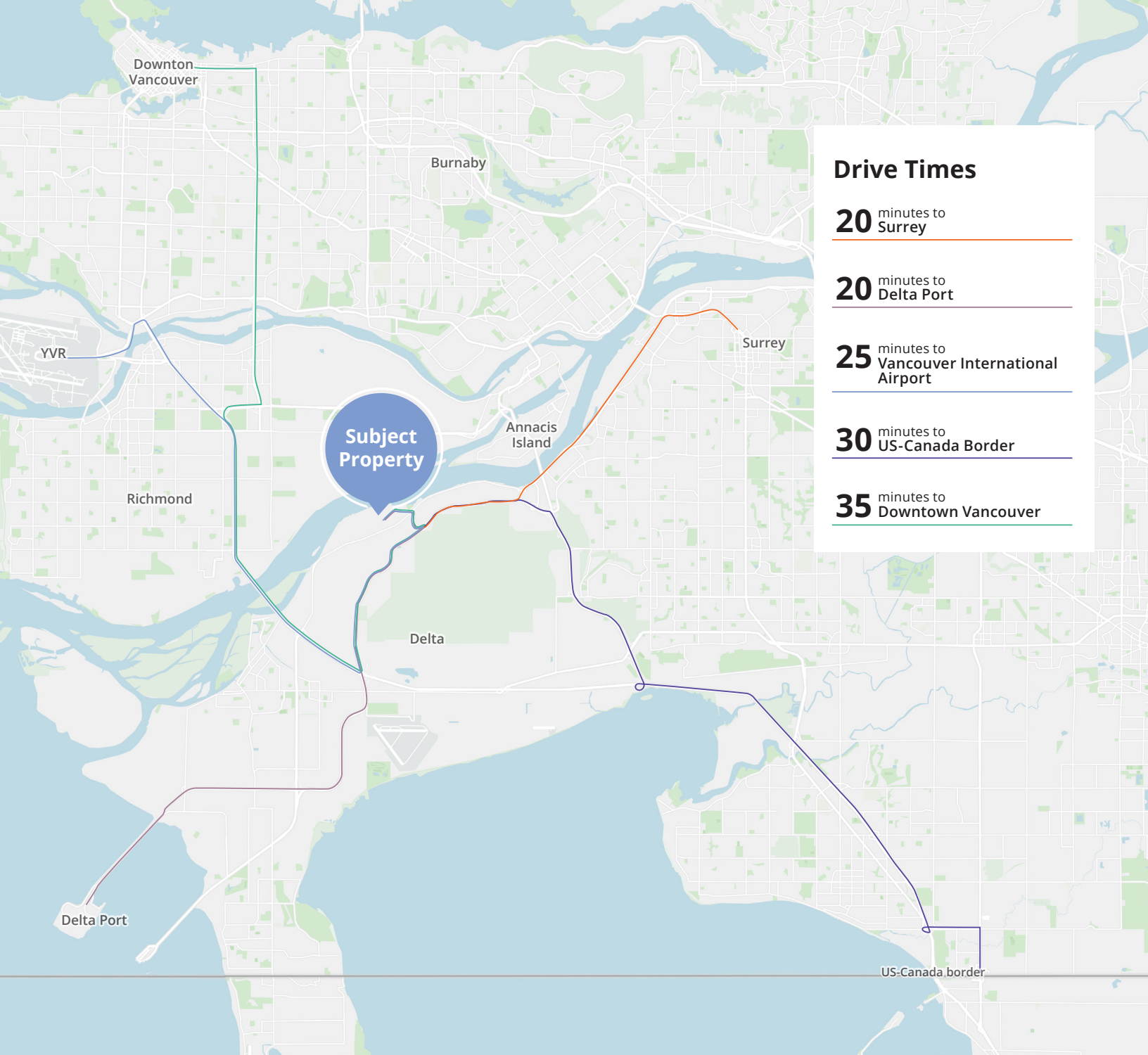
Avison Young presents the rare opportunity to sublease an 83,500 sf warehouse specifically designed and built out with state-of-the-art cold storage equipment in Beedie's master-planned Delta Link Business Park.

Location

Situated only 1 minute from River Road, connecting directly to Highway 99 and Highway 17. Delta Link Business Park is just a few minutes' drive from Highway 91, 15 minutes from Delta Port, and 25 minutes from Vancouver International Airport, the Peace Arch Border Crossing.

Overall Layout





Drive Times

- 20** minutes to Surrey

- 20** minutes to Delta Port

- 25** minutes to Vancouver International Airport

- 30** minutes to US-Canada Border

- 35** minutes to Downtown Vancouver

Contact for more information

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