



7584 Vantage Place, Delta

10,000 SF up to 21,324 SF Warehouse/Office **For Lease**

Located in the Tilbury Industrial Park with convenient access to River Road, Highway 17 (SFPR), Highway 91 and Highway 99

Accelerating success.

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Opportunity & Location

Opportunity to lease up to 21,324 SF on 1.47 acres in the Tilbury industrial area of north Delta. The building features 18' ceilings, grade level loading doors and heavy three phase electrical service.

The subject property is located on Vantage Place on the southeast side of Vantage Way. The location provides quick access to River Road and to Highways 17, 99 and 91 making it easy to access the Vancouver International Airport, Tsawwassen Ferry Terminal, Deltaport Container Terminal and the United States border.

Available Area

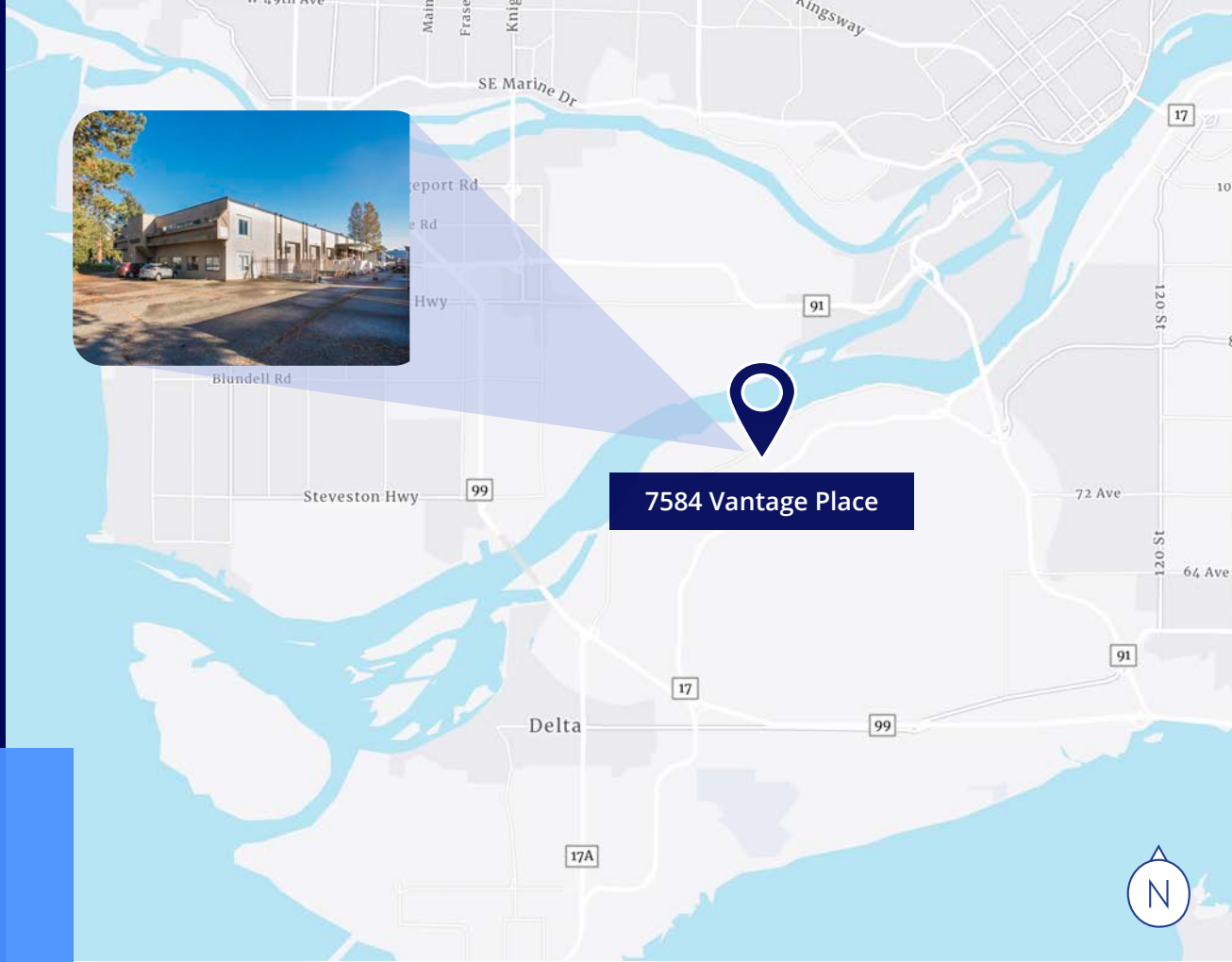
Flexibility to lease 10,000 SF up to 21,324 SF

Office	2,544 SF
Warehouse	18,780 SF

Total	21,324 SF
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Zoning

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



Features

- Concrete block construction
- 18' ceiling height
- Grade level loading doors
- Newer roof
- Fire sprinklers
- Air lines distributed throughout warehouse
- Convenient Tilbury location

Lease Rate

\$19.00 per SF per annum, fully net

Operating Costs & Taxes

\$5.95 per SF per annum (estimated 2024)



Grade Loading Doors



Easy Access to Hwy 17 & River Road



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