



FOR LEASE

26,419 SF Freestanding Facility with Dock & Grade Loading

Lease Rate Reduced to \$12.50/SF, fully net - also entertaining purchase offers

New Broker Incentive: \$35,000 to the leasing agent, for a deal to be completed on or before June 30th, 2026

7352 Progress Place | Delta, BC

Craig Kincaid-Smith

Senior Vice President
Personal Real Estate Corporation
+1 604 209 3918
craig.kincaid-smith@colliers.com



Property Overview

Opportunity & Location

Opportunity to lease a freestanding industrial warehouse facility in the Tilbury industrial area of Delta. The property includes office space, a temperature-controlled area and features 24' ceiling heights and dock and grade level loading doors. The subject property is situated on Progress Place, north of Progress Way and just east of 76th Street, within Tilbury Industrial Park in North Delta. This area is readily accessible to Highway 17, 91 and 99 and is within 40 minutes of Vancouver's downtown core, 20 minutes from the Vancouver International Airport and 25 minutes from the U.S. Border.

Building Area

Warehouse	22,880 SF
Lunchroom/Staff Area (2nd Floor)	883 SF
Main Office (2nd Floor)	1,512 SF
Mezzanine	1,144 SF
Total	26,419 SF

**Areas are to be verified by the tenant*

Operating Costs & Taxes (Estimated 2026)	\$6.70 per SF per annum
Availability	Immediate



Features



24' ceiling in warehouse



Dock & grade level loading doors



Easy access to South Fraser Perimeter Road



Functional second floor office space



Ample surface parking



Floor drains



Heavy three phase power



Temperature-controlled area



Lease Rate*:
\$12.50 per SF
per annum, fully net

**Owner will consider selling the property*



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