

FOR SUBLEASE

# UNIT 10 - 7163

VANTAGE WAY, DELTA, BC

**IN PLACE RACKING!**  
2,065 SF MOVE-IN READY  
WAREHOUSE



## LOCATION

The subject property is located near the intersection of River road and Hopcott Road in the desirable Tilbury submarket, providing excellent access to the Highway 17, Highway 99, Massey Tunnel, and other major thoroughfares.



### CONTACT US:

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## OPPORTUNITY

### 7163 VANTAGE WAY - UNIT 10

Main Floor Office	759 SF
Warehouse	1,306 SF
<b>Total</b>	<b>2,065 SF</b>

### BUILDING FEATURES

#### Unit 10 - 7163 Vantage Way

- In place racking
- One grade loading door
- 24' clear ceiling height
- Handicap accessible bathroom
- Forced air gas heater
- Front reception

### ZONING

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

### ADDITIONAL RENT (2025)

Estimated at \$6.48 per square foot, per annum, plus GST

### SUBLEASE RATE:

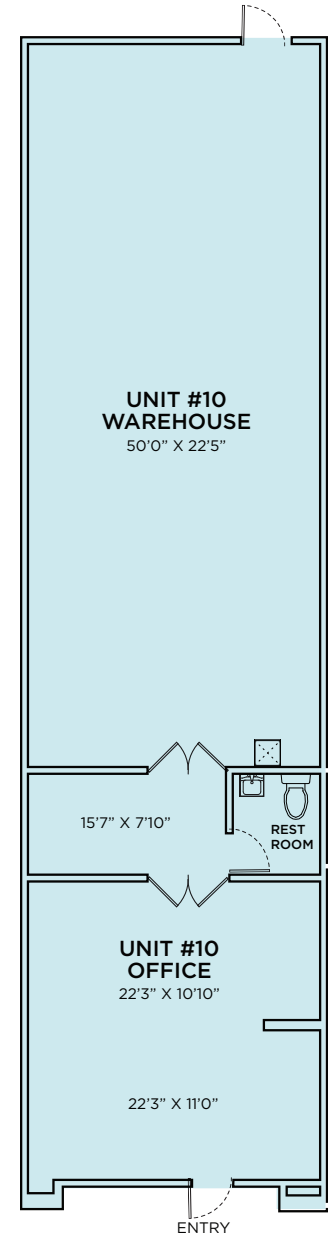
\$19.95 per square foot, per annum, plus GST

### SUBLEASE EXPIRY DATE:

June 29, 2026

### AVAILABILITY:

Immediate



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