

DELTA, BC



For more information, contact:

Randy Swant Personal Real Estate Corporate Vice President +1 604 608 5813 randy.swant@cushwake.com Graham Williams Associate +1 604 837 1819 graham.williams@cushwake.com Suite 700 - 700 West Georgia Street PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1 +1 604 683 3111 **cushmanwakefield.ca** 



DELTA, BC









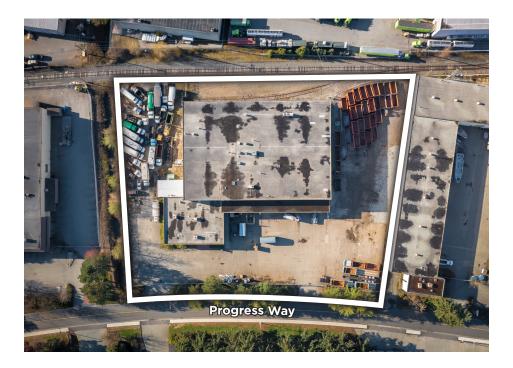
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### **OPPORTUNITY**

Cushman & Wakefield is pleased to present the rare opportunity to lease 37,418 square feet of production, manufacturing and distribution space. 7901 Progress Way provides 1,600 amps of power, dock loading platform with 3 levelers, ramped grade loading access and rear rail loading dock on a private rail spur.

#### LOCATION

The property is situated directly off the Tilbury connector on Progress Way in the sought-after Tilbury industrial area of Delta, one of Metro Vancouver's most desirable industrial submarkets. This optimal location is a minute away from Highway 17, Metro Vancouver's east-west arterial connector.



### **BUILDING SIZE**

(Can include: 1,075 SF of Cooler space)	
Total Area	37,418 SF
Production Mezzanine	1,955 SF
Warehouse/Production/Covered Loading	29,664 SF
Office, Laboratory & Lunchroom	5,799 SF

### **BUILDING FEATURES**



Significant electrical upgrades providing 1,600 amps of power







Ramped grade loading access



Rail loading dock at rear off private rail spur



- Floor drains with Drain filter system







Additional Rent **Contact Listing Agents** 



University

Endowment

DELTA. BC

#### **LOCATION & ACCESS**

17 MANOR KITSILANO 99 Lands MT PLEASANT Port Coguitlam UBC **AUSTIN HEIGHTS** Burnaby 7 MARY HILL MAILLARDVILLE 1 [1A] WEST SIDE MAYFAIR SAPPERTON MAYWOOD 1A New Fraser Rive 1 Westminster 80th Street to Highway 99 7901 PROGRESS WAY GUILDFORD 80th Street to Tannery Road Surrey 80th Street to Deltaport 80th Street to Highway 1 91 91 Richmond 15 91 **7901 PROGRESS WAY** 99 SUNBURY SEAFAIR BROADMOOR TILBU STEVESTON 99 NEWTON 10 mins NEWTON Fras 91 PANORAMA RIDGE 25 mins De ta 99 LADNER 99 PORT GUICHON 17A 30 mins 17 SOUT SURREY

Vancouver

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Port Moody

7A

(7A)

Coquitlam

BIRCHLAND

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