

LEASE RATE REDUCED

Three Months Basic Rent Free

7296 Wilson Avenue, Delta

Freestanding 15,471 SF Warehouse/Office Industrial Facility For Lease

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Colliers

Opportunity & Location

Presenting an opportunity to lease a 15,471 SF freestanding warehouse and office facility with grade loading within the Tilbury industrial area of north Delta.

Located directly south of River Road, the property is just minutes from the South Fraser Perimeter Road (Highway 17), providing easy access to the U.S border, the Tsawwassen ferry terminal and Roberts Bank terminal, Highway 91, Highway 99 and toll free access to the TransCanada Highway. Due to its central location and excellent accessibility, Tilbury has established itself as one of the premier industrial parks in Greater Vancouver.



Available within 30 days!



\$16.00 per SF, net



Property Overview

Building Area*	Mezzanine Storage	1,098 SF
	Mezzanine Office	918 SF
	Ground Floor Office	1,485 SF
	<u>Warehouse</u>	<u>11,970 SF</u>
	Total	15,471 SF

- Features**
- 21' ceiling height
 - 3 grade level loading doors
 - Heavy 3-phase electrical service
 - 13 parking stalls
 - LED warehouse lighting
 - Three 10 (ten) tonne cranes
 - Newly renovated air conditioned office include six (6) private offices, open plan area, lunchroom and boardroom.
 - Gas fired radiant unit heaters
 - Skylights
 - 30' x 35' column spacing
 - New roof
 - Large paint booth
 - Security camera system

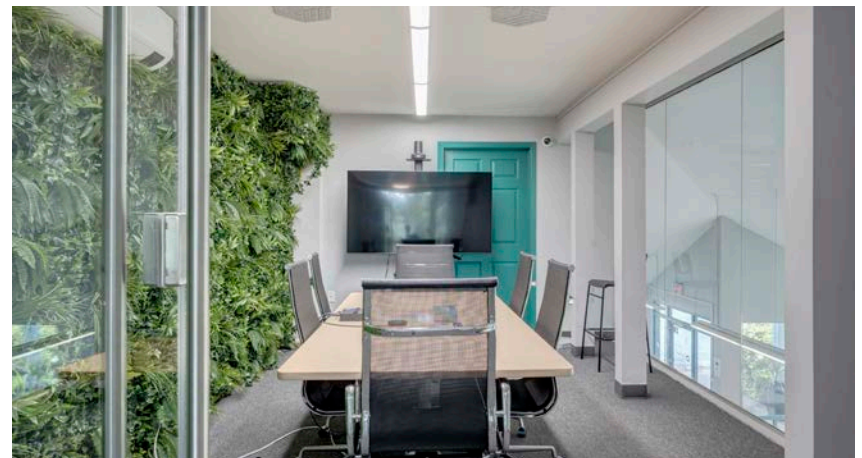
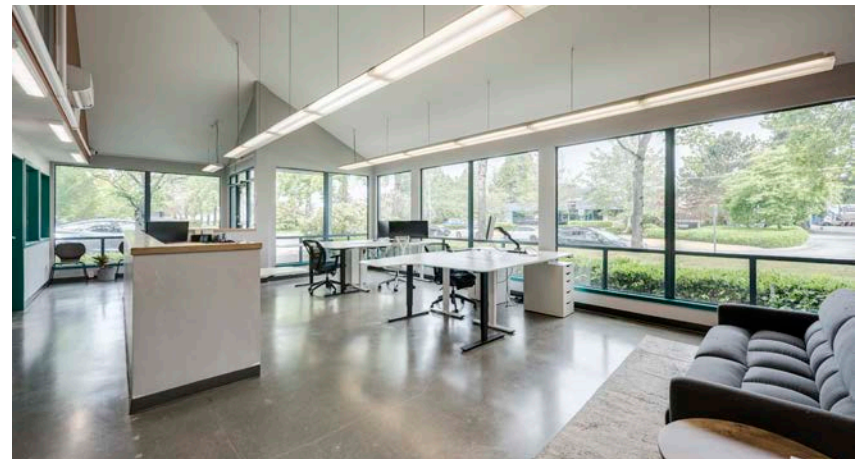
Zoning I2 (Medium Impact Industrial) which allows for a wide range of manufacturing, storage and distribution uses.

Availability Immediate

Asking Lease Rate ~~\$18.00 per SF, net~~
\$16.00 per SF, net

Additional Rent \$5.75 per SF (estimated 2025)

**All areas are approximate and to be verified by the tenant*



The Colliers logo, featuring the word "Colliers" in a white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A wide-angle photograph of a commercial property at 7296 Wilson Avenue, Delta. The property features a light blue building with a gabled roof and large windows, a dark grey sedan parked in front, and a white storage unit. The area is surrounded by lush green trees and a clear blue sky. A dark blue banner is overlaid at the bottom left of the image.

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