



FOR LEASE: 9,693 SF  
in Convenient Tilbury  
Industrial Park  
Location

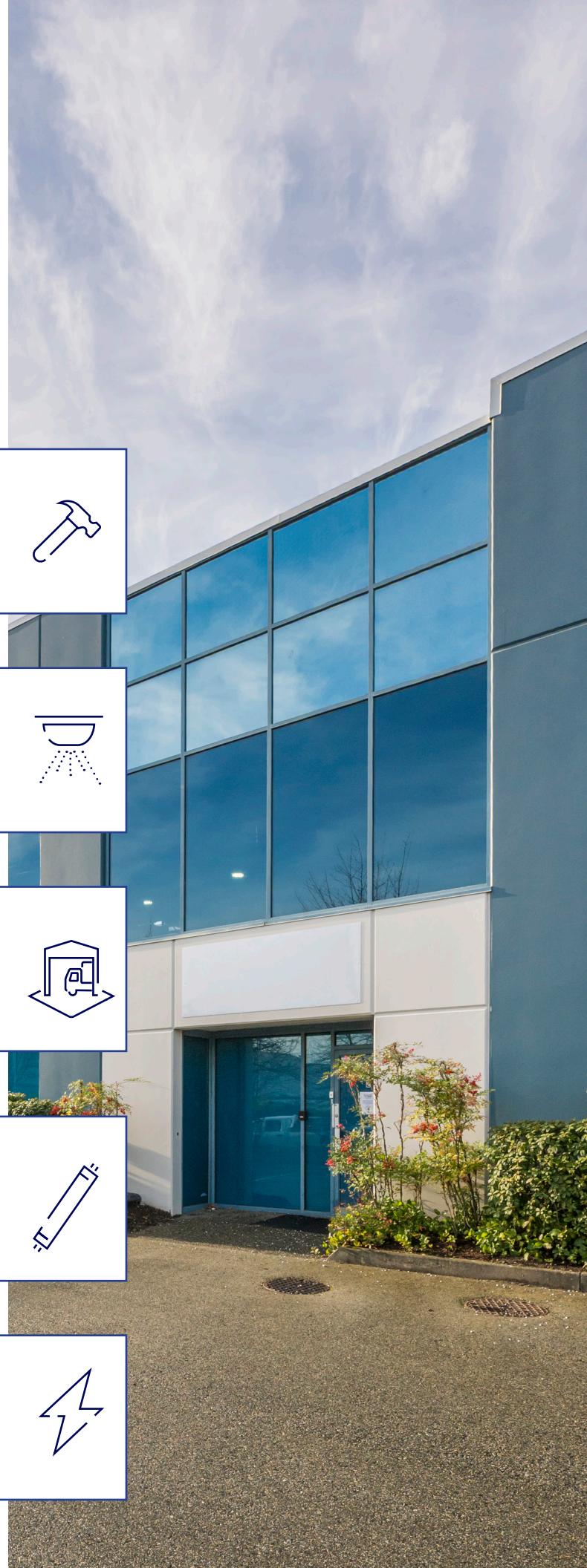
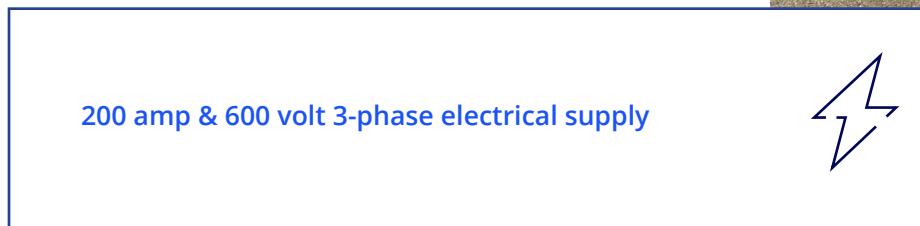
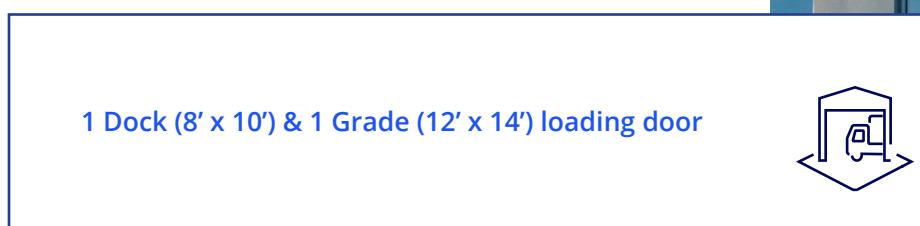
Unit 2 - 7959 82<sup>nd</sup> Street, Delta

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# Unit Overview

Excellent accessibility to all areas of Metro Vancouver and the Fraser Valley via River Road and Highways 17A, 91 and 99.





## Salient Facts

**Civic Address** Unit 2 - 7959 82<sup>nd</sup> Street, Delta

**Location** Located in Tilbury Industrial Park

**Zoning** I2 - Medium Impact Industrial

<b>Available Areas*</b>	First Floor Office	1,176 SF
	Second Floor	1,176 SF
	Warehouse	7,341 SF
	<b>TOTAL</b>	9,693 SF

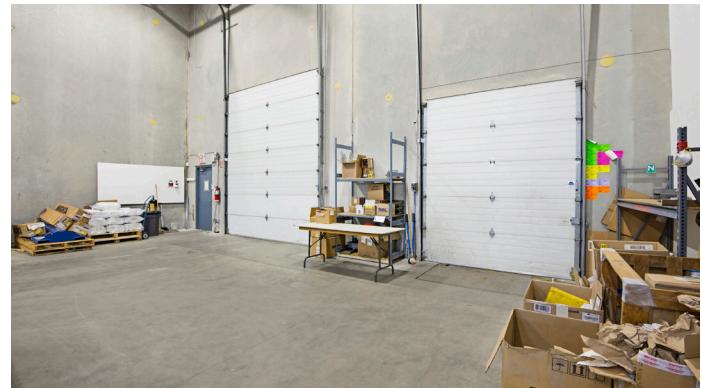
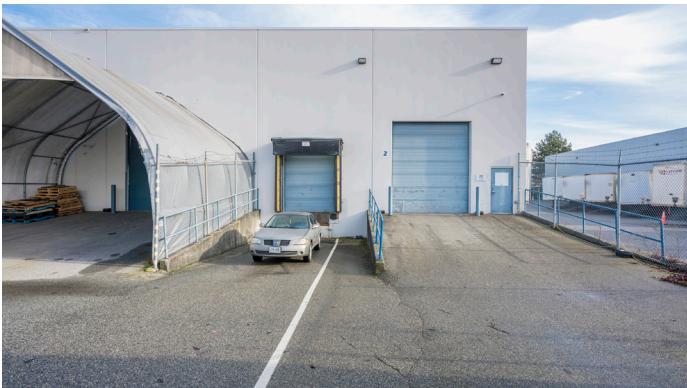
**Ceilings** 24' clear

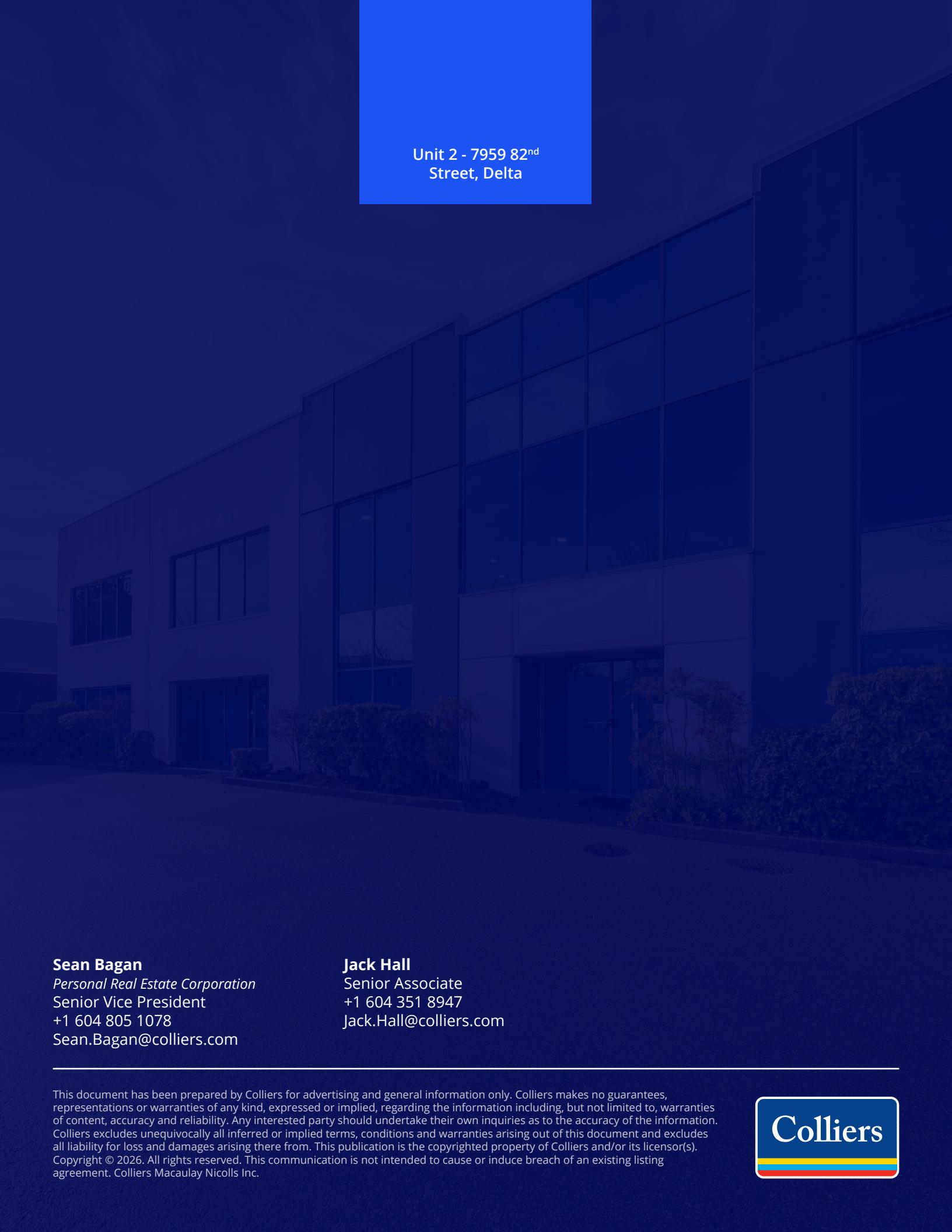
**Lease Rate** \$19.50/SF

**Additional Rent (est. 2026)** \$6.00/SF

**Available** July 1, 2026

\* areas are approximate and should be verified





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