

FOR SALE/LEASE

4,251 SF INDUSTRIAL STRATA UNIT

101 – 7073 Venture Street, Delta, B.C.



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Marcus & Millichap

OPPORTUNITY

Offering the opportunity to purchase or lease a well-located, industrial strata warehouse unit in Tilbury Industrial Park. This 4,189 square foot space features dock level loading and a fully built-out office mezzanine, which can be removed partially or fully to allow for greater warehouse clearance, depending on user requirements.

The property is zoned I2 (Medium Impact Industrial), supporting a variety of low to medium impact industrial uses, along with select commercial and service commercial activities. Situated with convenient access to River Road, Highway 99, Highway 91, and Highway 17 the location provides efficient connectivity throughout Metro Vancouver.

HIGHLIGHTS



Total Area: 4,189 SF



I2 - Medium Impact Industrial Zone



Separate Ground Floor and Upstairs Entrances



Dock Loading



Share Purchase Option



PROPERTY FEATURES

Civic Address: 101 – 7073 Venture Street, Delta, B.C.

Legal Description:
STRATA LOT 2 DISTRICT LOT 128 GROUP 2 NEW
WESTMINSTER DISTRICT STRATA PLAN NWS3450
TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 017-225-078

Zoning: I2 – Medium Impact Industrial

Total Improved Area (sf):
Ground Floor Area: 2,133 SF
Mezzanine Office Area: 2,056 SF
Total Area: 4,189 SF

Ceiling Clear Height: 9'

Ceiling clear height w/o Mezzanine: 22'

Dock Loading Doors: 1 (12' x '16') Overhead Dock Door

Power: 3 Phase Electrical Service: 165 Amps*

Year Built: 1991

Parking Stalls: Three (3) Designated Stalls

Net Lease Rate: \$17.00 PSF

Additional Rent: Contact Listing Agent

Availability: Immediate

Property Taxes: \$10,695.65 (2024)

Strata Fee (2025): \$250.75/month

Asking Price: \$1,679,145

*Indicated on the panel, purchaser to confirm



LOCATION OVERVIEW

Delta's Tilbury is a well-established industrial hub in Delta, known for its strategic location and excellent access to key transportation routes, including Highway 91, Highway 99, and River Road. This connectivity allows for efficient movement of goods throughout Metro Vancouver, the Fraser Valley, Deltaport, and the U.S. border. The area also offers a variety of nearby amenities such as restaurants, cafes, and fitness facilities, supporting both operational needs and employee well-being. In addition, a number of hotels and accommodations are located nearby, providing convenience for visiting clients and business partners.

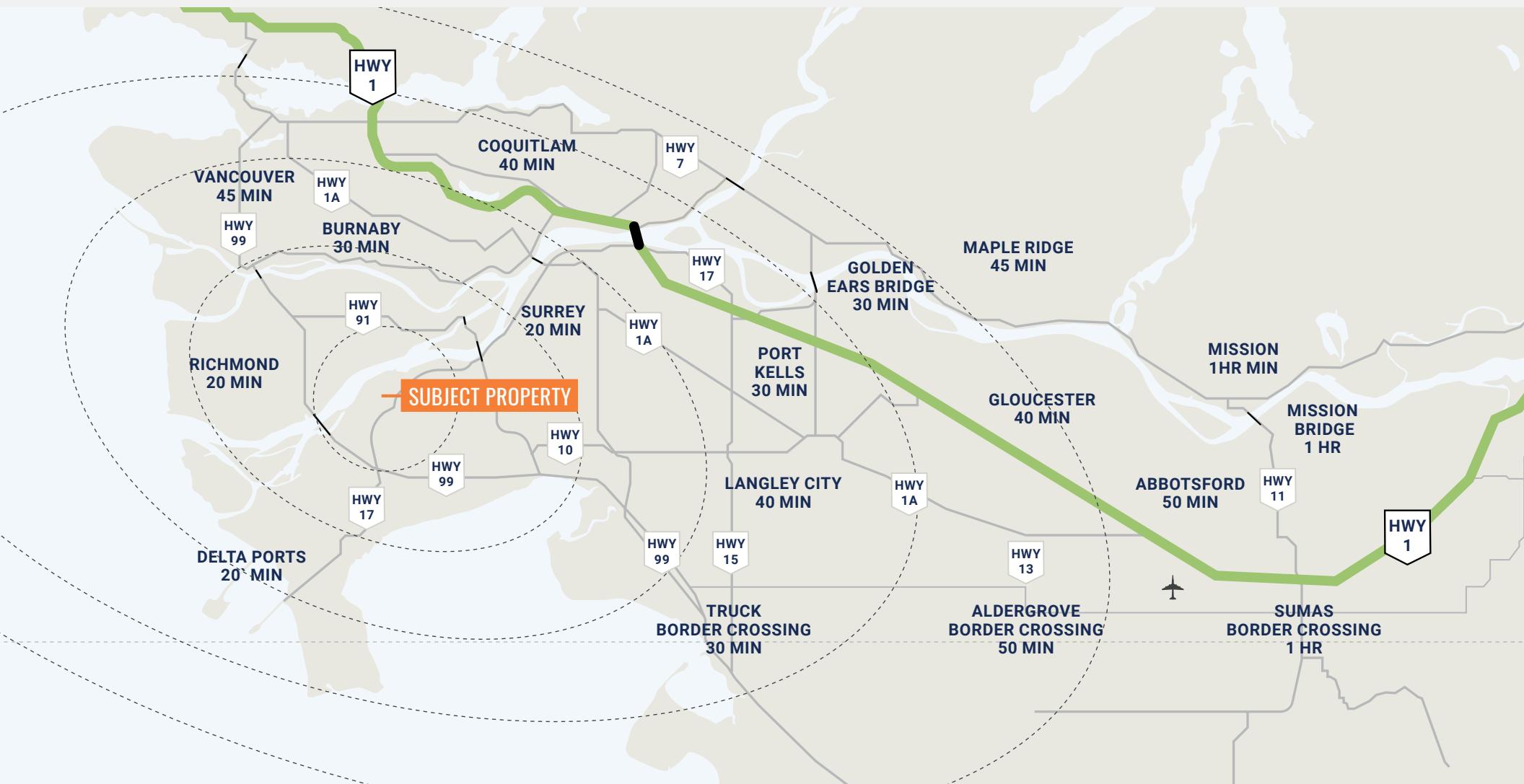
Delta



DRIVE TIMES

The Subject Property offers a strategic location with exceptional access to major transportation routes, including Highways 1, 1A, 10, 17, 91, and 99. Key destinations such as Surrey, Richmond, and Delta Ports are within 20 minutes, while Vancouver, Burnaby, and Langley City are all under 45 minutes away. Proximity to U.S. border crossings and Abbotsford International Airport further supports efficient regional and cross-border distribution.

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