

# FOR SALE/LEASE

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

4,251 SF INDUSTRIAL STRATA UNIT



**Matthew Ervine**

Associate  
(604) 675 - 5205

[Matthew.Ervine@marcusmillichap.com](mailto:Matthew.Ervine@marcusmillichap.com)

**Alex Girling**

Associate Director  
(604) 675-5222

[Alex.Girling@MarcusMillichap.com](mailto:Alex.Girling@MarcusMillichap.com)

**Braydon Hobbs PREC**

Senior Director  
(604) 675-5266

[Braydon.Hobbs@MarcusMillichap.com](mailto:Braydon.Hobbs@MarcusMillichap.com)

**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

|                                            |                                                                                                                                                                                                                |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Civic Address:</b>                      | 101 – 7073 Venture Street, Delta, B.C.                                                                                                                                                                         |
| <b>Legal Description:</b>                  | 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 |
| <b>PID:</b>                                | 017-225-078                                                                                                                                                                                                    |
| <b>Zoning:</b>                             | I2 – Medium Impact Industrial                                                                                                                                                                                  |
| <b>Total Improved Area (sf):</b>           | Ground Floor Area: 2,133 SF<br>Mezzanine Office Area: 2,056 SF<br><b>Total Area:</b> 4,189 SF                                                                                                                  |
| <b>Ceiling Clear Height:</b>               | 9'                                                                                                                                                                                                             |
| <b>Ceiling clear height w/o Mezzanine:</b> | 22'                                                                                                                                                                                                            |
| <b>Dock Loading Doors:</b>                 | 1 (12' x '16') Overhead Dock Door                                                                                                                                                                              |
| <b>Power:</b>                              | 3 Phase Electrical Service: 165 Amps*                                                                                                                                                                          |
| <b>Year Built:</b>                         | 1991                                                                                                                                                                                                           |
| <b>Parking Stalls:</b>                     | Three (3) Designated Stalls                                                                                                                                                                                    |
| <b>Net Lease Rate:</b>                     | \$17.00 PSF                                                                                                                                                                                                    |
| <b>Additional Rent:</b>                    | Contact Listing Agent                                                                                                                                                                                          |
| <b>Availability:</b>                       | Immediate                                                                                                                                                                                                      |
| <b>Property Taxes:</b>                     | \$10,695.65 (2024)                                                                                                                                                                                             |
| <b>Strata Fee (2025):</b>                  | \$250.75/month                                                                                                                                                                                                 |
| <b>Asking Price:</b>                       | \$1,679,145                                                                                                                                                                                                    |

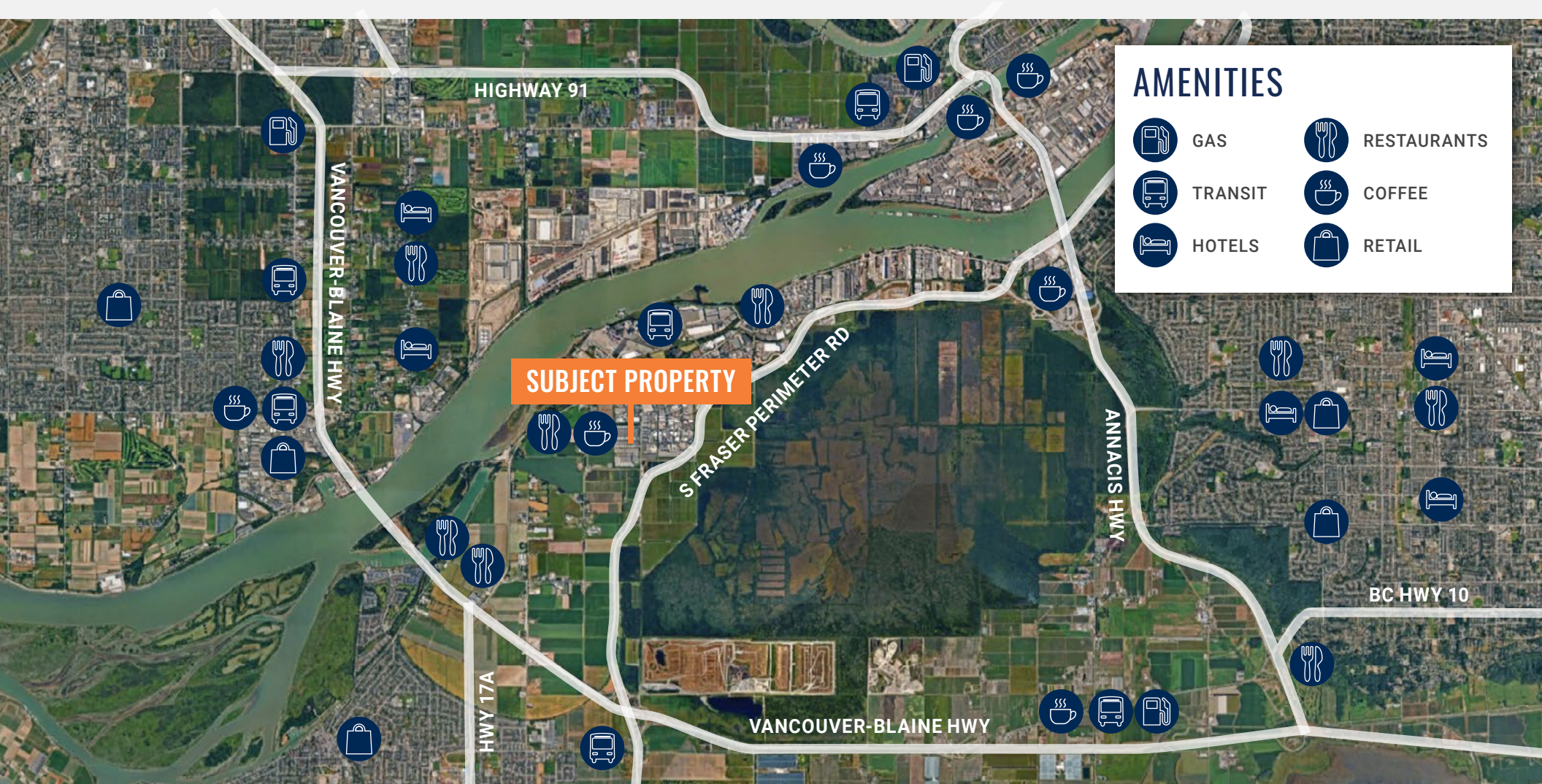
\*Indicated on the panel, purchaser to confirm





# 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.



AMENITIES

GAS

TRANSIT

HOTELS

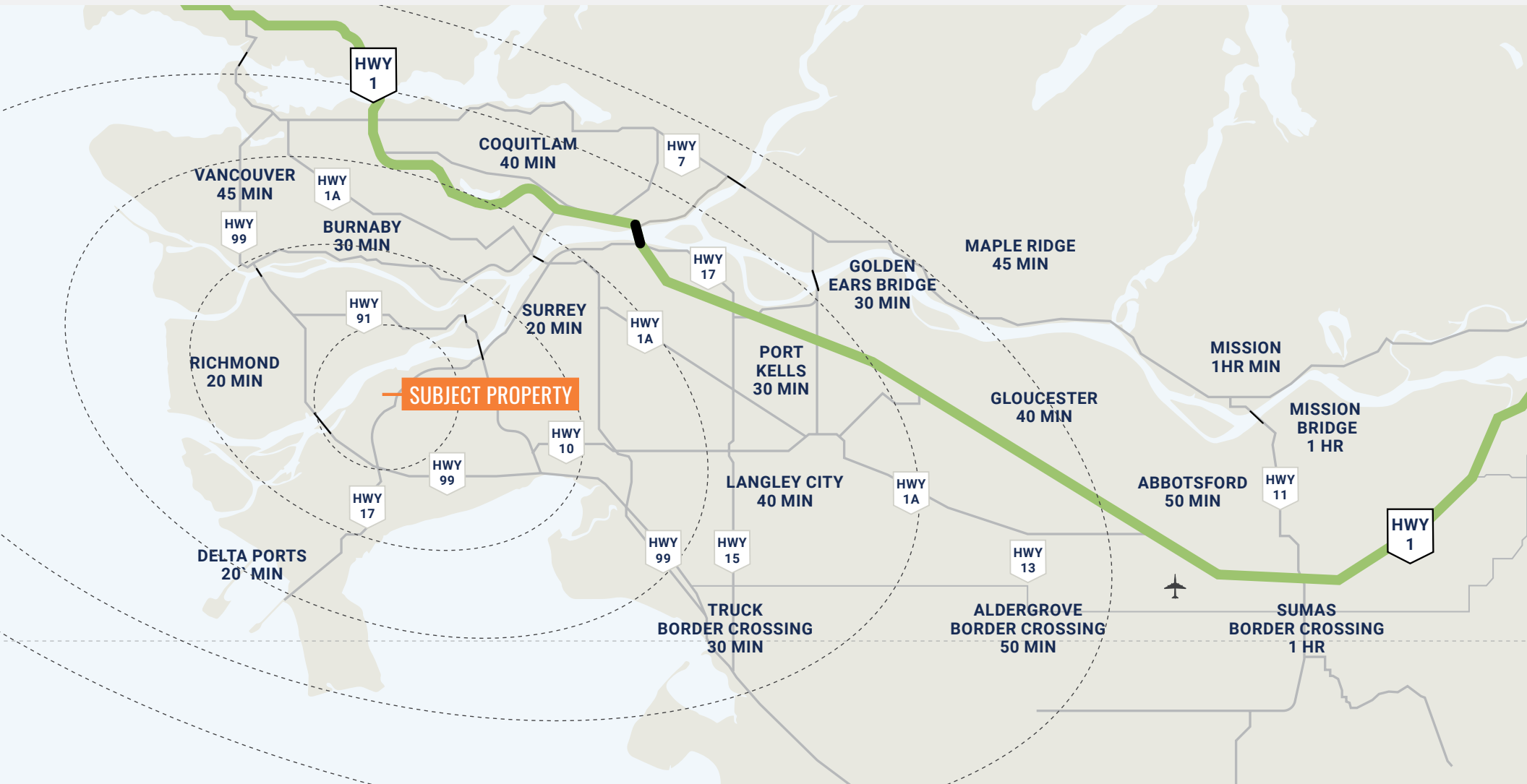
RESTAURANTS

COFFEE

RETAIL

## 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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**Marcus & Millichap**

1100 - 1111 West Georgia Street  
Vancouver, B.C. V6E 4M3  
(604) 638-2121



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