

# FOR LEASE

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**130,427 SF** of Efficient Distribution Space with Dock & Grade Loading  
Demisable to **42,526 SF** or **87,901 SF**

**7560 Vantage Way, Delta**



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# Opportunity & Property Overview

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7560 Vantage Way is a professionally managed, exceptionally well-located warehouse and office facility available for lease.

The property offers up to **130,427 SF** of space, with the option to demise it into two units - Unit A (87,901 SF) and Unit B (42,526 SF). The property benefits from several smaller office tenancies, including an on-site restaurant, creating built-in amenities for staff and visitors.

The facility has been meticulously maintained and will be delivered in clean, shell condition, with all existing tenants' improvements removed, allowing incoming users to customize the space to their needs.

## Location Highlights

- Situated in the Tilbury Industrial Area on Vantage Way, just south of River Road and north of the South Fraser Perimeter Road (Highway 17)
- Convenient access to bus route 640, providing strong public transit connectivity
- Quick connections to Highways 91, 99, and 17, with efficient routes to all areas of the Lower Mainland, including Deltaport, Port Kells, Surrey Fraser Docks, and the U.S. border
- Located within a highly sought-after industrial submarket, surrounded by prominent corporate neighbours such as Amazon, Lululemon, Maersk, Aritzia, The Brick, and others

**Contact the listing agents today to explore lease terms and for further information on this exceptional property.**



# Salient Facts



## Civic Address

7560 Vantage Way, Delta

## Zoning

I2: Medium Impact Industrial Zone. Permits a wide range of uses including manufacturing, motor, towing, storage and transportation facilities

## Building Area

Ground Floor Office	5,372 SF
Second Floor Office	8,702 SF
Warehouse	116,353 SF
<b>TOTAL</b>	<b>130,427 SF</b>

*Measurements are approximate and should be verified  
Demising options are available*

## Loading

Twelve (12) dock doors  
Two (2) grade doors

## Ceiling Height

24' - 28' clear

## Parking

Ample on-site parking (unassigned)

## Features

- Small fenced and secured yard area
- Employee changing room and lunchroom
- Well-appointed office spaces with kitchenettes and private boardrooms
- Washrooms in both warehouse and office areas

## Available

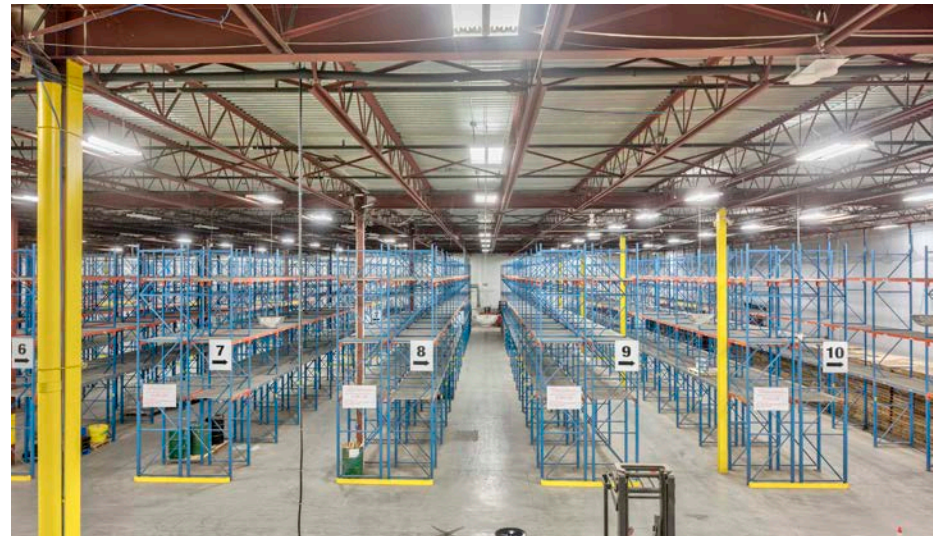
January 1, 2027, with potential for earlier occupancy

## Asking Rate

\$17.50/SF

## Additional Rent (est. 2026)

\$5.74/SF (excluding management fee)



# Property Highlights



Highly efficient distribution facility with dock and grade loading



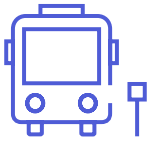
Power (1600 amps, 600 volts)



Overhead forced air heating in warehouse



Control Mode Density Area (CMDA) sprinklers



Bus transit stations directly outside the property providing access to Route 640 (Ladner Exchange - Scott Road Station)



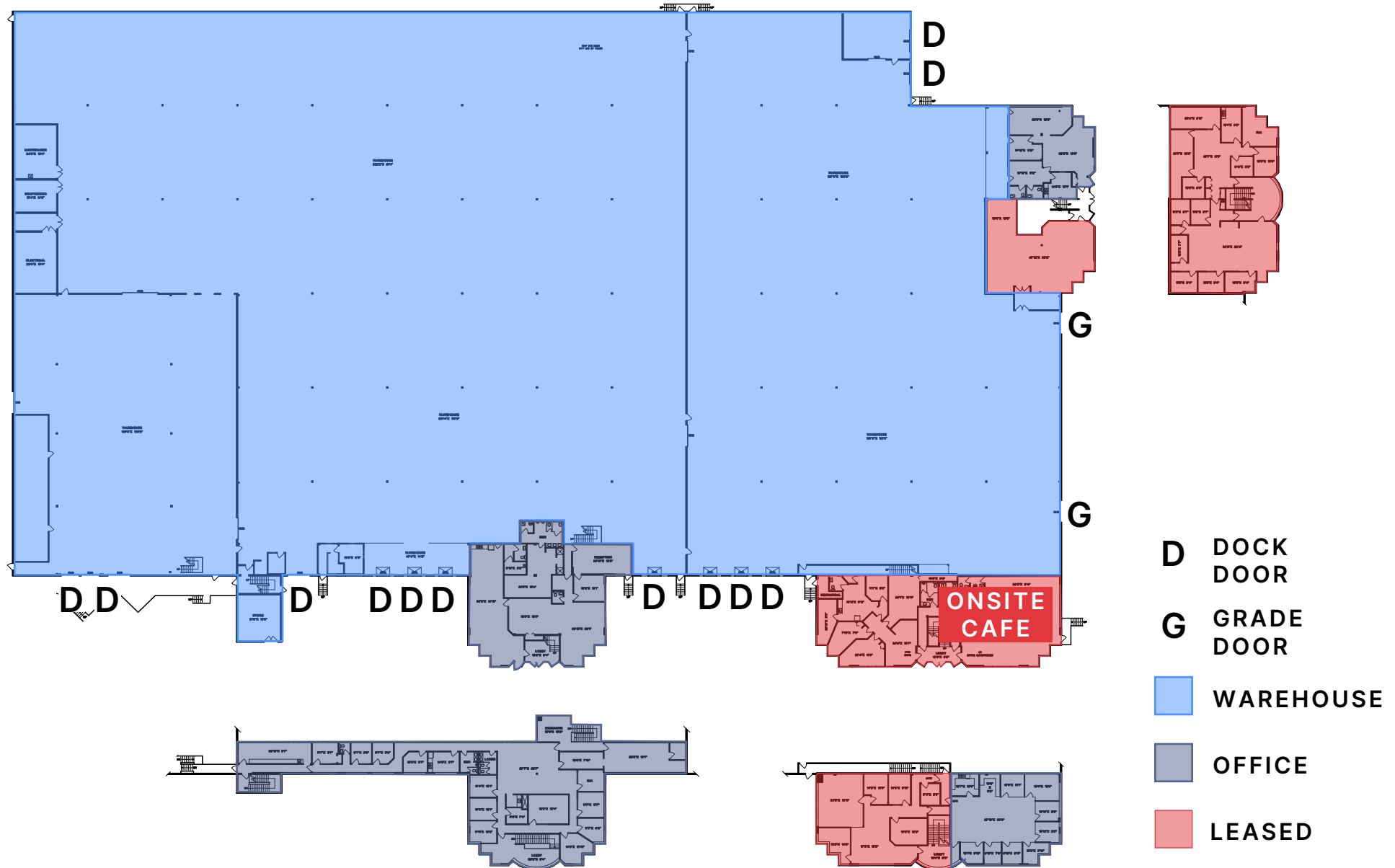
Floor load capacity: 600lbs per SF



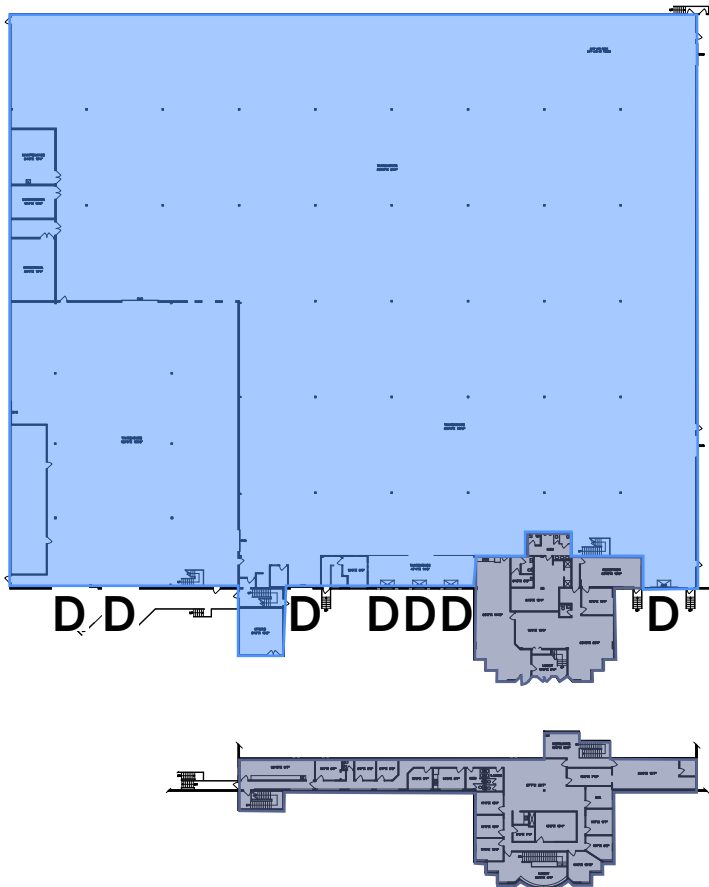
Onsite restaurant with 4-5\* Google reviews



# Overall Plan



# Demising Option One



## Building Area

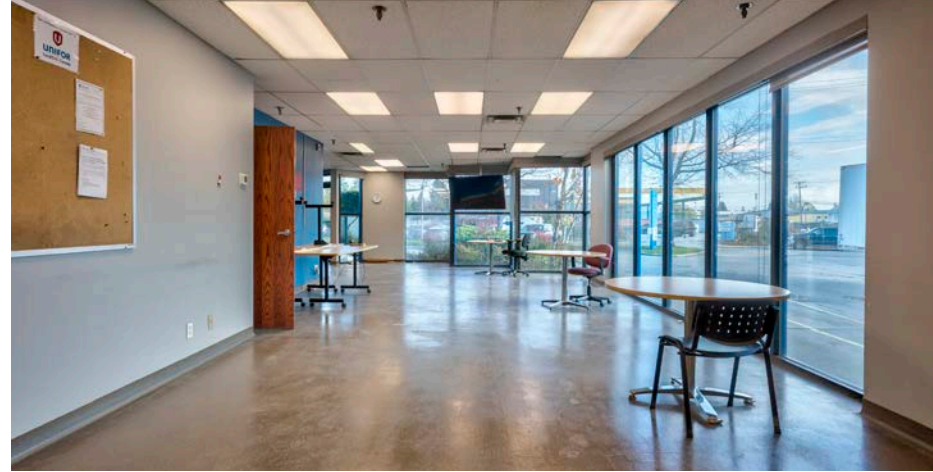
Ground Floor Office	3,682 SF
Second Floor Office	6,166 SF
Warehouse	78,053 SF
<b>TOTAL</b>	<b>87,901 SF</b>

## Loading

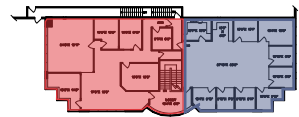
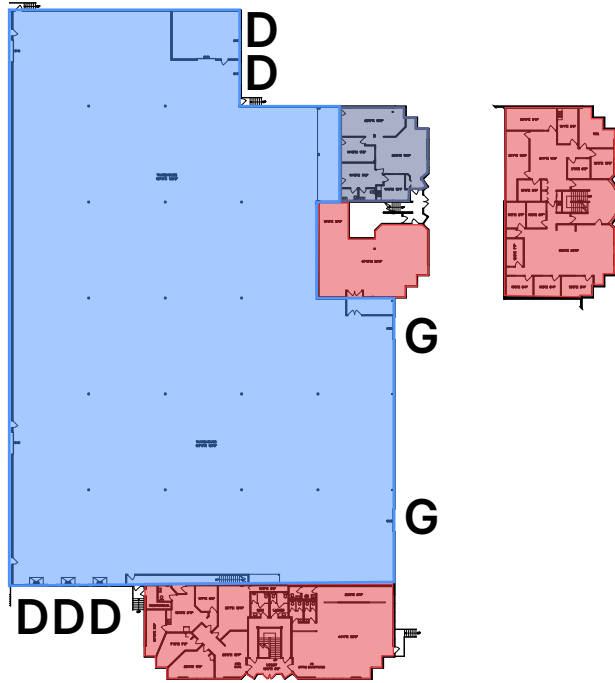
Seven (7) dock doors

## Ceiling Height

28' in high bay area and 24' in main warehouse area



# Demising Option Two



<b>Building Area</b>	Ground Floor Office	1,690 SF
	Second Floor Office	2,536 SF
	Warehouse	38,300 SF
	<b>TOTAL</b>	<b>42,526 SF</b>
<b>Loading</b>	Five (5) dock doors Two (2) grade doors	
<b>Ceiling Height</b>	24' clear	





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Accelerating success.

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