



 **JLL** SEE A BRIGHTER WAY

For lease

#107 - 7088 Venture Street
Delta, BC

1,609 SF in Tilbury Industrial Area

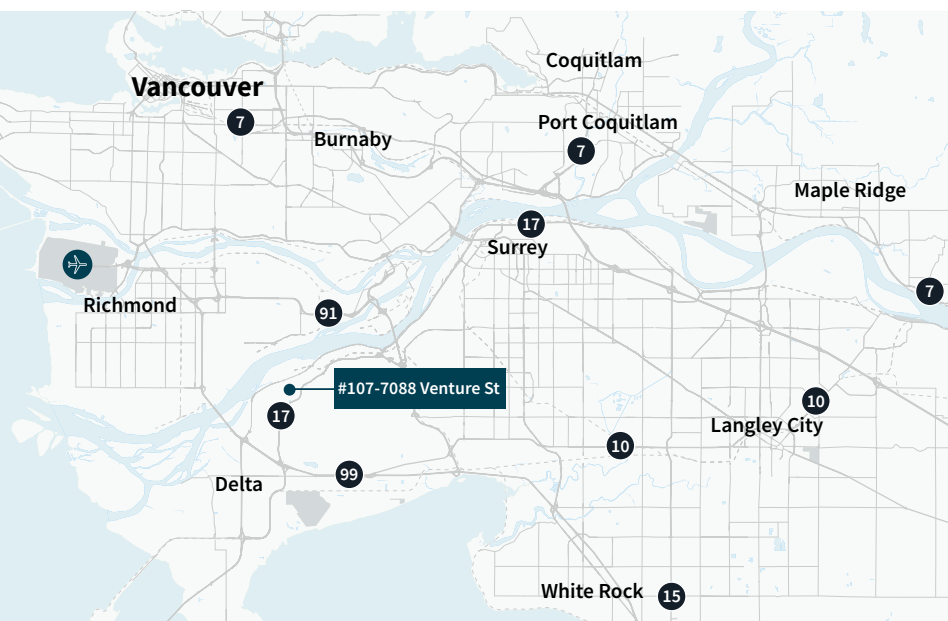
Location

Tilbury Industrial Area, located in North Delta, is sought after by industrial users due to relative proximity to major transportation routes such as Highways 91, 99 and the new South Fraser Perimeter Road (SFPR).

Building Features

- ✓ Concrete tilt-up construction
- ✓ 2 assigned parking stalls
- ✓ Extensive window glazing
- ✓ Ample street parking
- ✓ Gas-fired heating in warehouse
- ✓ HVAC office space

	AVAILABLE AREA* Office: 613 sf Warehouse: 996 sf Total: 1,609 sf *All sizes are approximate and must be verified by tenant.		LOADING 1 grade
	AVAILABLE Immediately		LEASE RATE \$16.00 psf per annum
	ZONING I-2 (Medium Impact Industrial)		ADDITIONAL RENT \$8.17 psf per annum



Casey Bell

Executive Vice President

casey.bell@jll.com

+1 604 340 3173

Personal Real Estate Corporation



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.