



FOR LEASE

7352 Progress Place, Delta

26,419 SF Freestanding Facility with
Freezer/Cooler and Dock & Grade Loading

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Accelerating success.

Opportunity & Location

Opportunity to lease a freestanding industrial warehouse facility in the Tilbury industrial area of Delta. The property includes office space, a freezer/shipping area and features 24' ceiling heights and dock and grade level loading doors. The subject property is situated on Progress Place, north of Progress Way and just east of 76th Street, within Tilbury Industrial Park in North Delta. This area is readily accessible to Highway 17, 91 and 99 and is within 40 minutes of Vancouver's downtown core, 20 minutes from the Vancouver International Airport and 25 minutes from the U.S. Border.

Building Area*

Warehouse	18,026 SF
Lunchroom/staff area	883 SF
Freezer/Shipping Area	4,854 SF
Main Office	1,512 SF
Mezzanine	1,144 SF
TOTAL	26,419 SF

**Areas are to be verified by the tenant*

Lease Rate

\$16.95 per SF per annum, fully net

Operating Costs & Taxes (Estimated 2025)

\$8.17 per SF per annum

Availability

Immediate



Features

- 24' ceiling in warehouse
- Dock & grade level loading doors
- Easy access to South Fraser Perimeter Road
- Functional second floor office space
- Ample surface parking
- Floor drains
- Heavy three phase power
- Freezers/coolers
- Floor drains

Zoning

I2 (Medium Impact Industrial) which allows for low to medium impact industrial uses and a limited range of commercial and service commercial uses.





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