



7850 Alpha Way, Delta, B.C.

FOR SUBLICENSE*

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First Class Hangar and Office Space | Boundary Bay Airport



Opportunity

NAI Commercial is pleased to present the opportunity to sublease* a top-tier hangar with well appointed office space at Boundary Bay Airport (CZBB), just 23 km away from Vancouver International Airport (YVR). This first-class facility is ideally suited for FBO and charter use, corporate aircraft owners, regional airlines, aeronautical component manufacturing and aircraft maintenance.

*The offering is structured as a sub-sub-sub-sublease.

Salient Details

Measurements

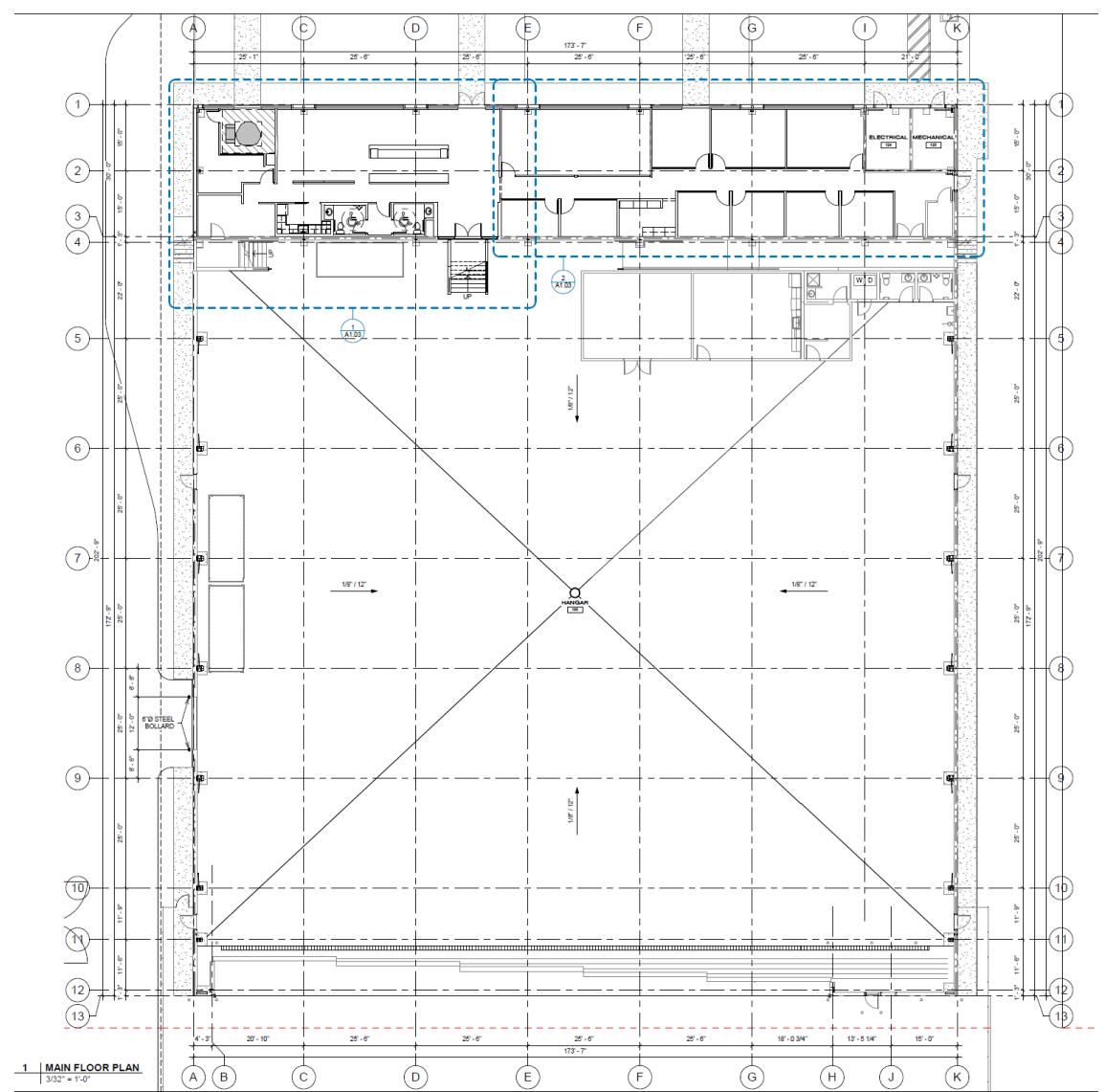
Hangar	29,979 SF
Office	4,960 SF
Mech/elec rooms	319 SF
Ramp	8,705.8 SF

Highlights

- ↔ 139' wide x 28' tall motorized bottom-rolling hangar door
- ↑↓ Ceiling heights: 33.61' (center); 29.27' (at wall); 27.78' (main door tracks)
- Ψ ESFR Sprinklers
- ☒ Fuel tank capacity: 10,000 L permitted by Alpha Aviation
- 💡 LED Lighting
- ⚡ 400amp, 347/600V, 3-phase electrical service
- ☷ Epoxy topcoat
- Ψ Grade loading door to accommodate ground freight
- 🚗 29 parking stalls
- 🏗 Constructed: Hangar (2019); Office TI (2023)

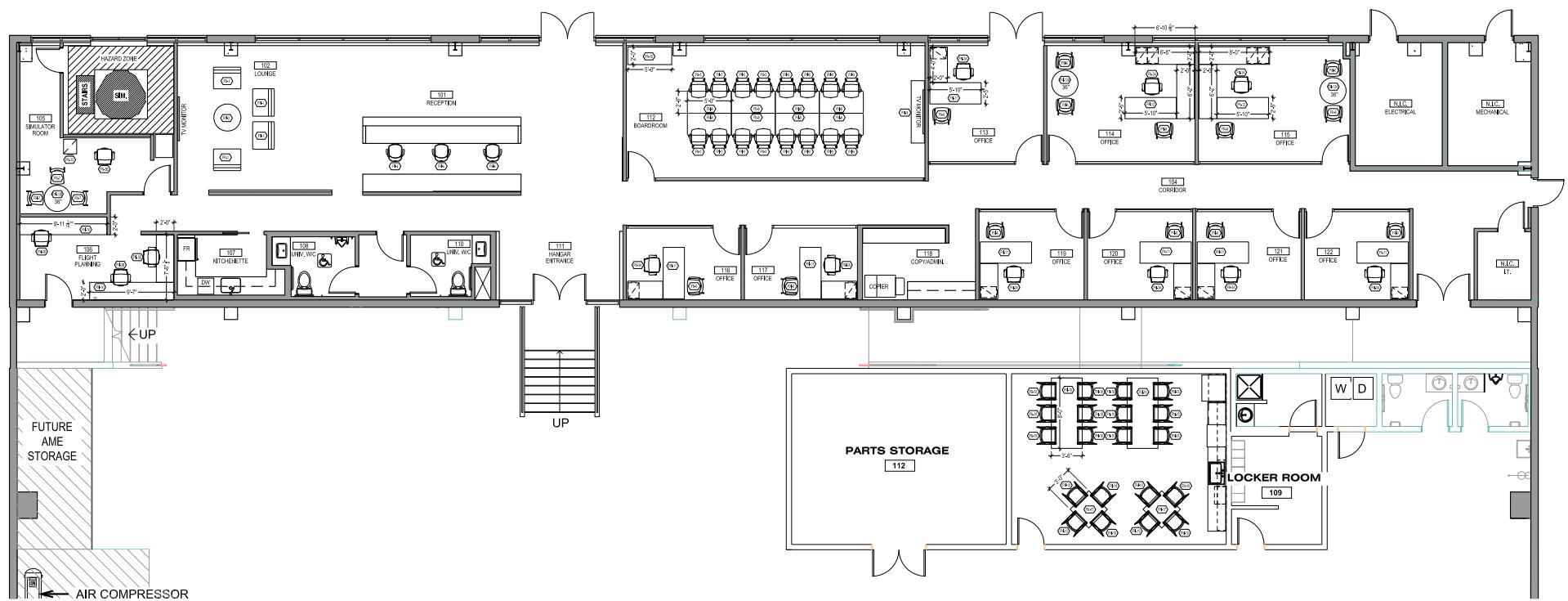
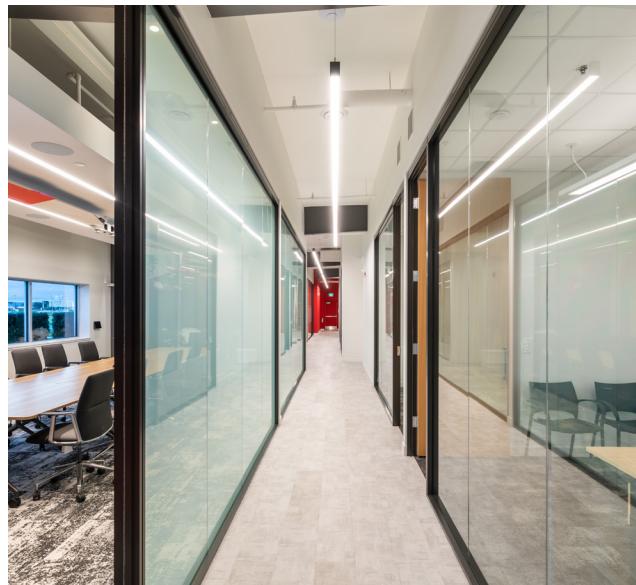


Hangar – 29,979 SF



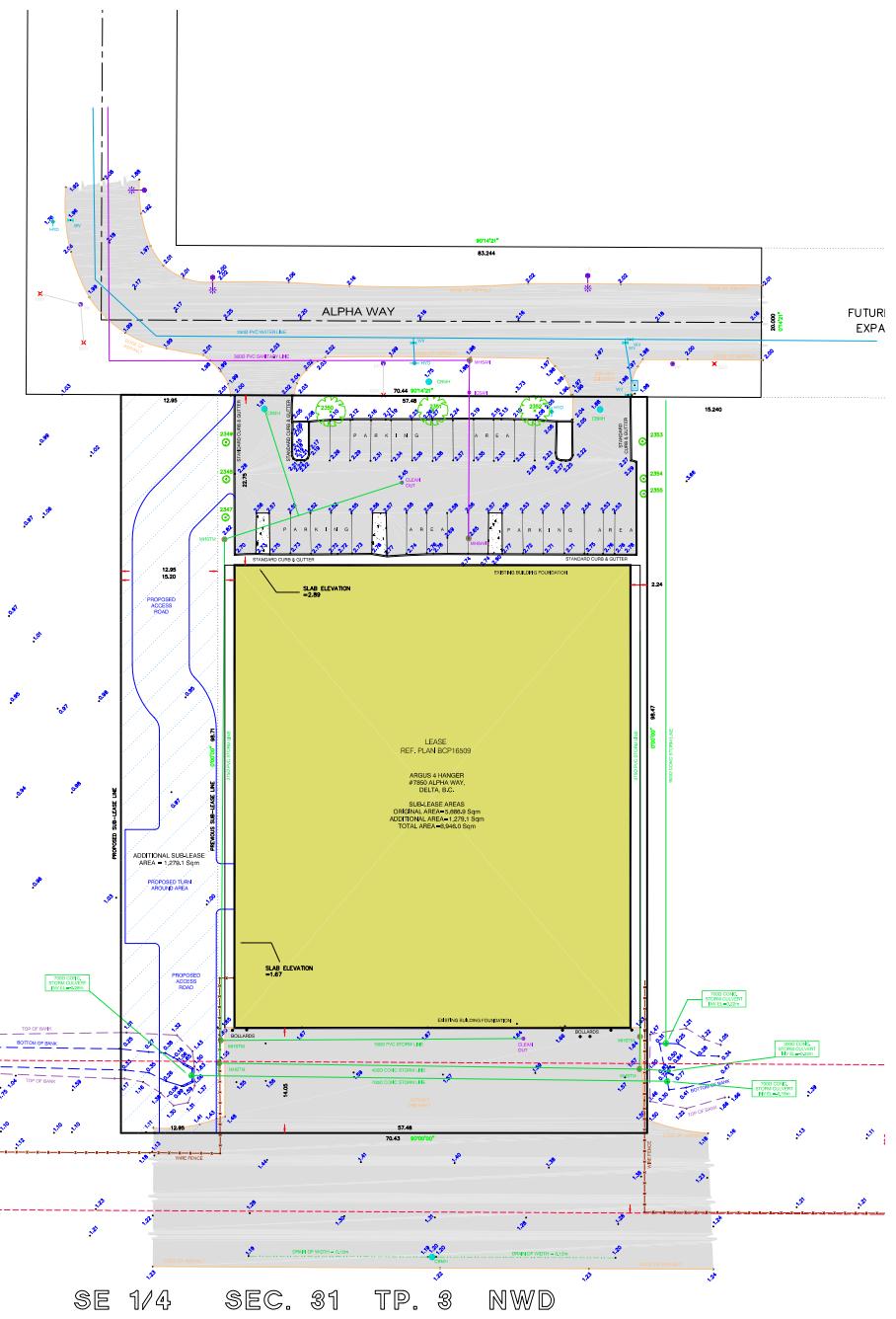
Office – 4,960 SF

NAI Commercial





Ramp – 8,705.8 SF

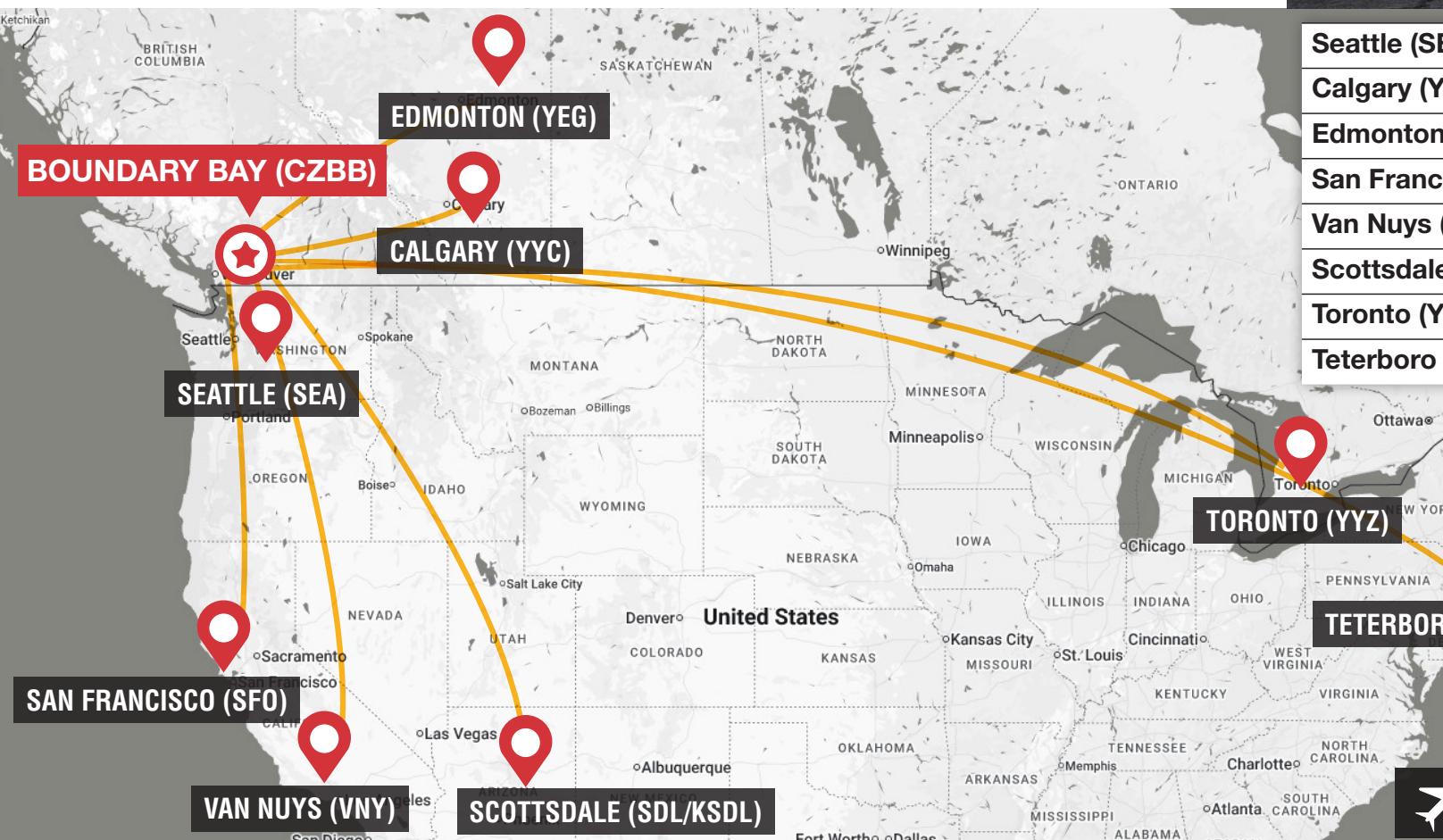


Location: Boundary Bay Airport

Boundary Bay Airport (CZBB) is a premier general aviation and executive airport located in Delta, British Columbia, offering a compelling alternative to the Vancouver International Airport (YVR) South Terminal for aviation users seeking operational efficiency, predictable access, and lower total operating costs. With uncongested runways, full-service FBO integration and direct access to the Metro Vancouver market, CZBB allows operators to maintain schedule reliability and cost control without sacrificing proximity to YVR or cross border connectivity.

Featuring two asphalt runways, including a recently extended 6,008 foot primary runway capable of accommodating a broad range of corporate and private aircraft, CZBB offers on-site Jet A 1 and Avgas fueling, aircraft maintenance, hangarage and tie down services, as well as full FBO support including pilot lounges, flight planning resources, and customs clearance.

Owned by the City of Delta and operated under a long-term lease by Alpha Aviation Inc., CZBB provides an aviation focused operating environment tailored to corporate, business, and private aviation users who value efficiency, flexibility, and reduced congestion while remaining closely connected to a major urban centre and international border access.



Seattle (SEA)	~95 NM
Calgary (YYC)	~410 NM
Edmonton (YEG)	~465 NM
San Francisco (SFO)	~750 NM
Van Nuys (VNY)	~960 NM
Scottsdale (SDL/KSDL)	~1,065 NM
Toronto (YYZ)	~2,050 NM
Teterboro (TEB)	~2,350 NM



TEETERBORO (TEB)

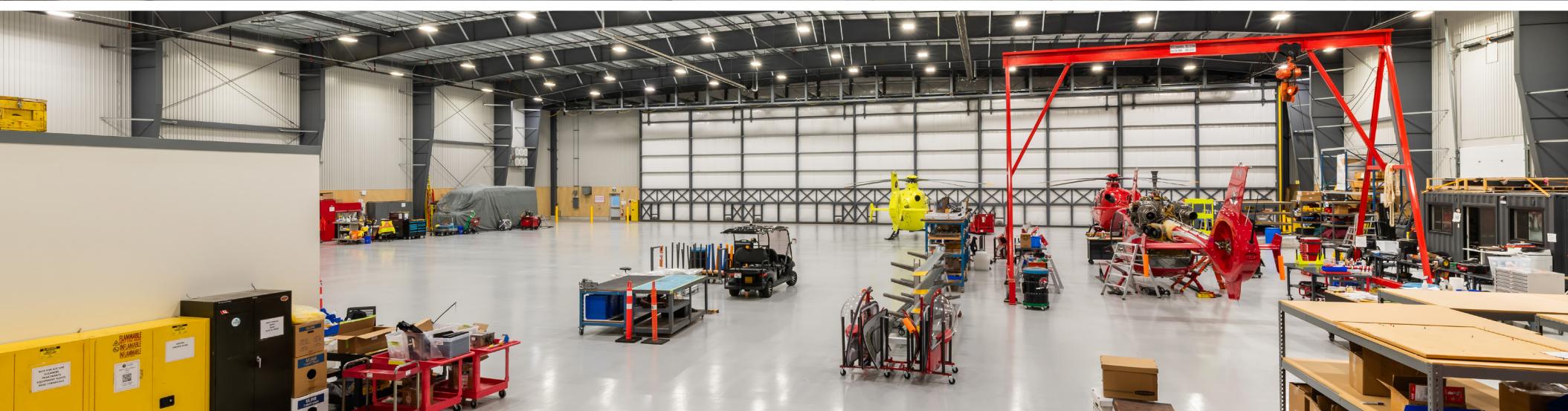




Zoning

The property is situated within the I8: Airport Terminal Industrial Zone which allows for a variety of aviation-related uses including but not limited to aircraft storage, sales, rental, service and maintenance, manufacture, assembly and service of aeronautical components and related equipment, airport terminal use, and scientific, electronic and technological research.





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**For more information,
please contact the undersigned.**



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