



FOR LEASE

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

Lease Rate Reduced to \$12.50/SF, fully net

7352 Progress Place | Delta, BC

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Property Overview

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.

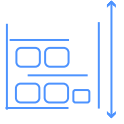
Lease Rate:
\$12.50 per SF
per annum, fully net

Building Area

Warehouse	18,026 SF
Lunchroom/Staff Area (2nd Floor)	883 SF
Freezer/Shipping Area	4,854 SF
Main Office (2nd Floor)	1,512 SF
Mezzanine	1,144 SF
Total	26,419 SF
<i>*Areas are to be verified by the tenant</i>	
Operating Costs & Taxes (Estimated 2026)	\$6.70 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





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