

**AVISON  
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properties**

**For Lease**

**7462 Progress Way  
Delta, BC**



High-ceiling, 59,247 sf  
warehouse/office with  
five (5) grade loading  
doors in Tilbury

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Property details

AVAILABLE AREA

Warehouse	36,091 sf
Ground floor office	7,049 sf
Second floor office	7,018 sf
Mezzanine	8,416 sf
Storage	673 sf
Total	59,247 sf

LEASE RATE

\$19.50 psf, net

ADDITIONAL RENT

\$5.94 psf

AVAILABILITY DATE

July 1, 2024

Opportunity

7462 Progress Way, Delta features an exceptional opportunity to lease a 59,247 sf warehouse and office facility in Tilbury, Delta. This high-quality space offers premium warehouse specifications and two floors of improved office space.








Location

The property is situated on the corner of Progress Way and Brown Street in the highly sought-after Tilbury industrial area of Delta, one of Metro Vancouver's most desirable industrial submarkets. This premium location is just 5-minutes from the Highway 17 (South Fraser Perimeter Road) and 80th Avenue Interchange, providing direct connections to Highway 99 to the west and Highway 91 to the east.

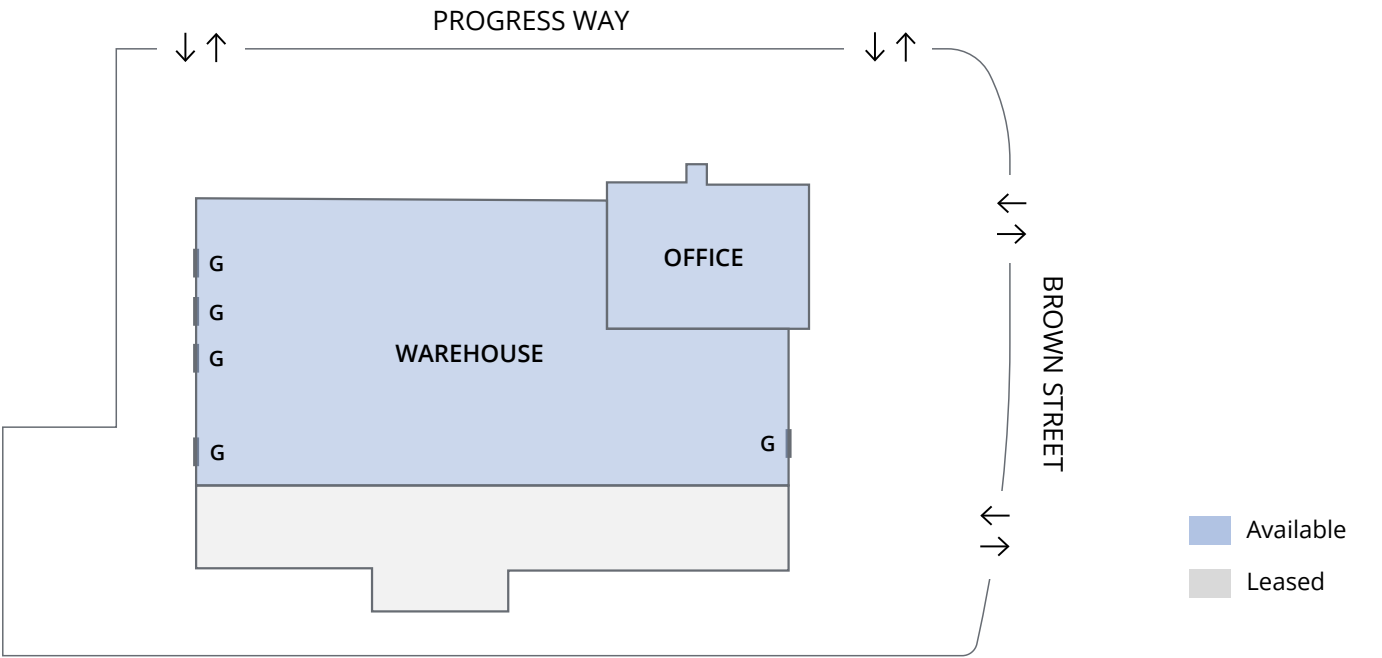
Zoning

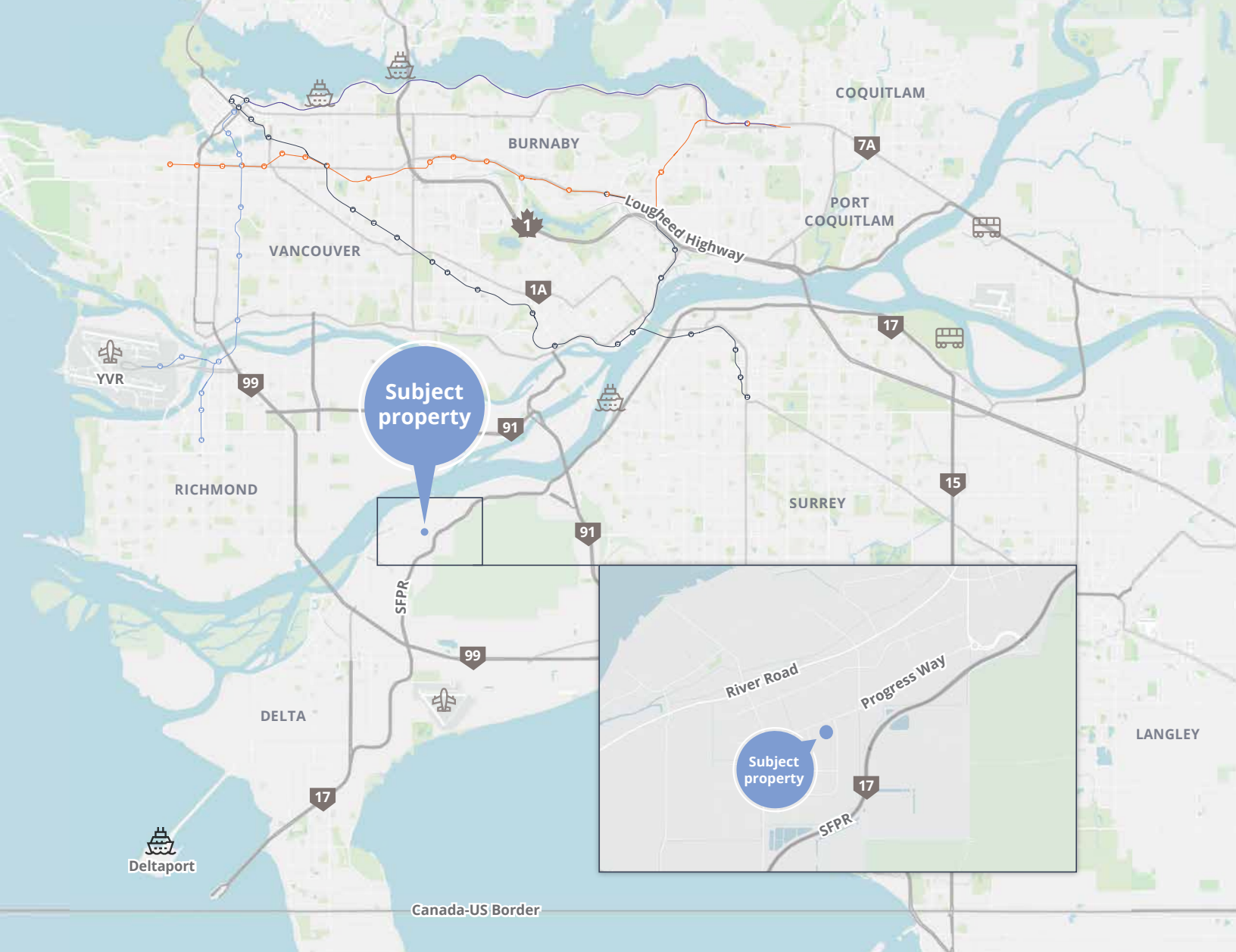
I2 (Medium Impact Industrial) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

Key highlights

-  Corner property with outstanding exposure on Progress Way
-  Concrete tilt-up construction with steel frame mezzanine
-  30' clear ceiling height in the warehouse
-  Five (5) grade level loading doors
-  1600 amp, 600 volt, 3-phase electrical service
-  Two 10-tonne cranes, two 5-tonne cranes and twelve 2,000 lb jib cranes
-  Two-storeys of improved office space

Floorplan





## Drive Times

**05** minutes to  
Highway 17

**07** minutes to  
Highway 99

**09** minutes to  
Highway 91

**10** minutes to  
Deltaport

**22** minutes to  
Canada/US Border

**23** minutes to  
Vancouver Airport (YVR)

## Contact for more information

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