103 - 7073 VENTURE STREET, DELTA

2,984 SF WAREHOUSE WITH DOCK LEVEL LOADING





MATTHEW HO

PERSONAL REAL ESTATE CORPORATION matthew.ho@williamwright.ca 604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255



PROPERTY HIGHLIGHTS

103 - 7073 Venture Street offers flexible industrial units offers solution for manufacturing, distribution, and warehousing needs. Unit 103 offers 2,133 SF warehouse and 851 SF mezzanine area. The units can be combined for 2,984 SF of continuous space. Each unit includes convenient dock loading with leveller, 3-phase power, 3 parking stalls, and separate entrances for the mezzanine and warehouse.

Rear dock loading with leveller



3-phase electrical service



22' clear ceiling height



Efficient warehouse/office ratio

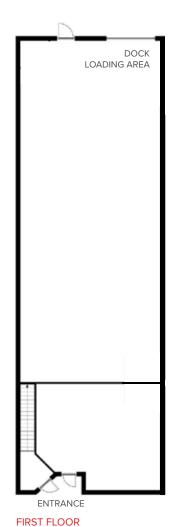


Separate warehouse and office entrance



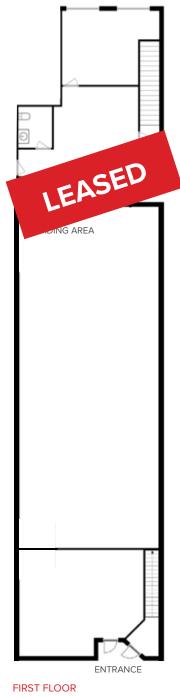
UNIT 103





UNIT 102

SECOND FLOOR





SALIENT FACTS

SIZE	Warehouse: 2,133 SF Mezzanine: 851 SF Total: ± 2,984 SF
ZONING	12
PARKING	3 stalls
LOADING	1 dock with leveller
BASIC RENT	\$20.00/FT
ADDITIONAL RENT	\$6.19/FT

Disclaimer: Floorplans may not be accurate. Measurements are approximate and shall be verified by the Tenant if deemed important.



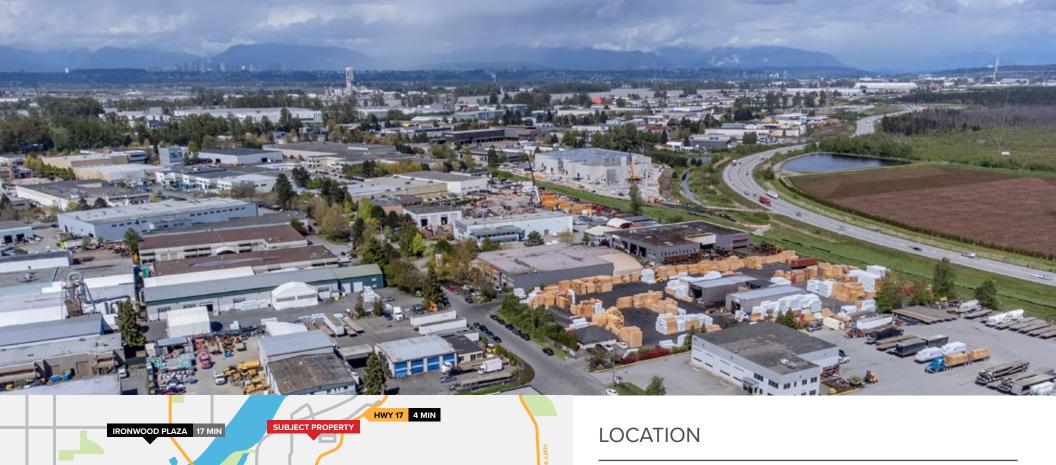












Situated within Tilbury Industrial Park, known for its strategic location with easy access to major highways including Highways 99, 91, and 17, as well as proximity to the Tsawwassen Ferry Terminal and Deltaport Container Terminal.

CONTACT LISTING AGENTS

MATTHEW HO

PERSONAL REAL ESTATE CORPORATION matthew.ho@williamwright.ca 604.428.5255

STEVEN LAM

PERSONAL REAL ESTATE CORPORATION steven@williamwright.ca 604.428.5255

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and accept or assume any responsibility on the information including but not limited to warranties of content, accuracy, completeness, and reliability, and accept or assume any responsibility on the information in and/or interested party should undertake their own appropriate and independent due ligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

BOUNDARY BAY AIRPORT (CZBB) 18 MIN

HWY 99 7 MIN

DELTA HOSPITAL 12 MIN

DELTAPORT WAY 13 MIN

William Wright Commercial Real Estate Services Inc. #1340-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca



williamwright.ca











1340-605 Robson Street Vancouver, BC 604.428.5255