

**103 - 7073 VENTURE STREET, DELTA**  
**2,984 SF WAREHOUSE WITH DOCK LEVEL LOADING**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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.

## PROPERTY HIGHLIGHTS



**Rear dock loading with leveller**



**3-phase electrical service**



**22' clear ceiling height**



**Efficient warehouse/office ratio**

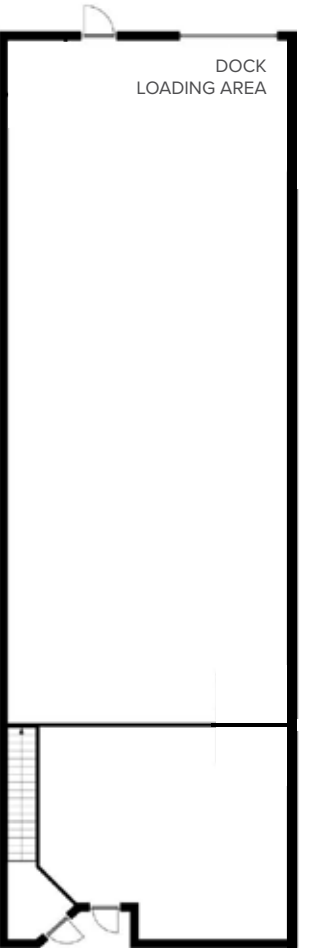
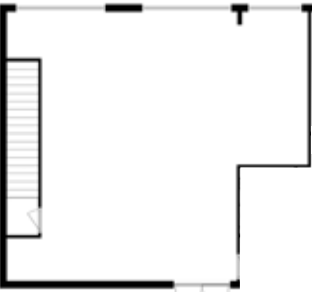


**Separate warehouse and office entrance**



UNIT 103

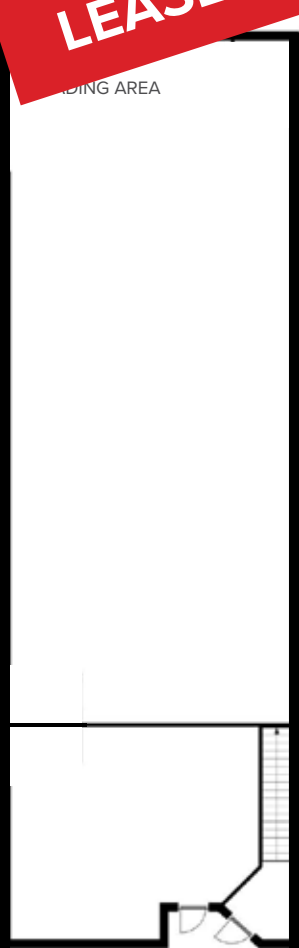
SECOND FLOOR



FIRST FLOOR

UNIT 102

SECOND FLOOR



LEASED

FIRST FLOOR



SALIENT FACTS

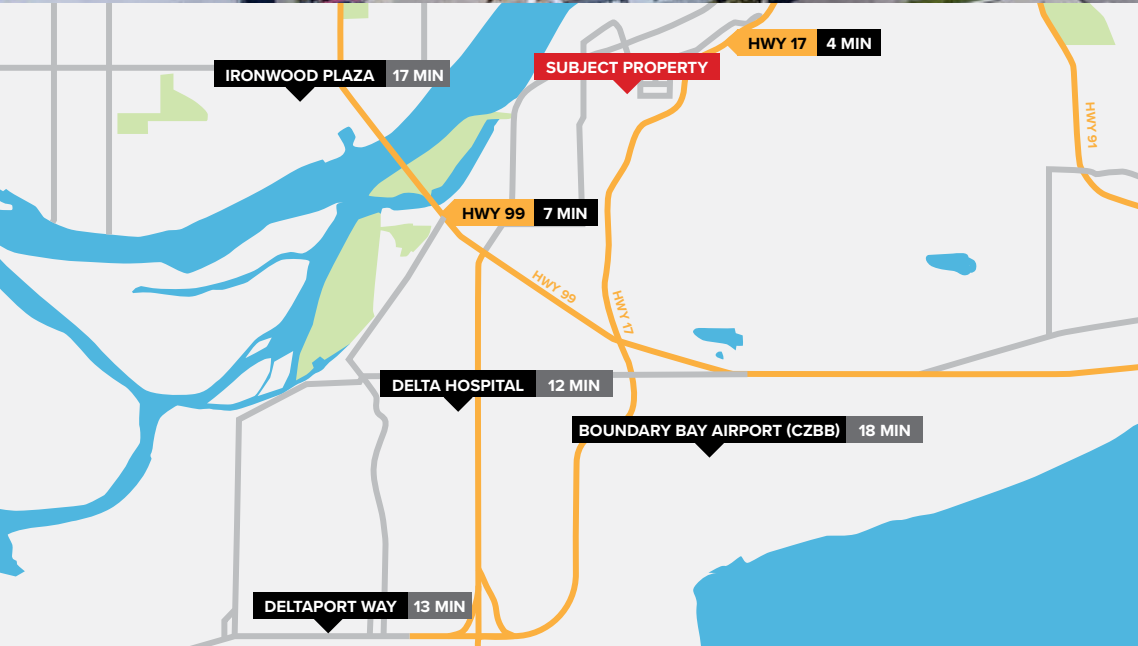
SIZE	Warehouse: 2,133 SF Mezzanine: 851 SF Total: ± 2,984 SF
ZONING	I2
PARKING	3 stalls
LOADING	1 dock with leveller
BASIC RENT	\$20.00/FT
ADDITIONAL RENT	\$6.19/FT

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









## LOCATION

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

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