

**130 - 7391 VANTAGE WAY, DELTA**  
**2,427 SQUARE FOOT INDUSTRIAL/OFFICE UNIT**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## ABOUT PORTE



The property is professionally owned and managed by Porte Communities, a trusted real estate company with over 50 years of experience developing, owning and managing properties in Metro Vancouver, Victoria and Calgary. Porte is recognized for its long standing commitment to building strong communities, delivering high quality developments and managing well maintained properties.

## OVERVIEW

The subject property consists of a 2,427 square foot industrial/office unit, including 1,656 square feet on the ground floor with a front showroom/ office area and high-ceiling warehouse at the rear. The warehouse area includes approximately 22' of clear ceiling height and a 10' x 14' rear grade-level loading door. The mezzanine level consists of 771 square feet of open-plan office space.

## PROPERTY HIGHLIGHTS



One 10'x14' rear grade level loading door



22' clear ceiling height



3 phase power



Quality tilt-up concrete & steel construction



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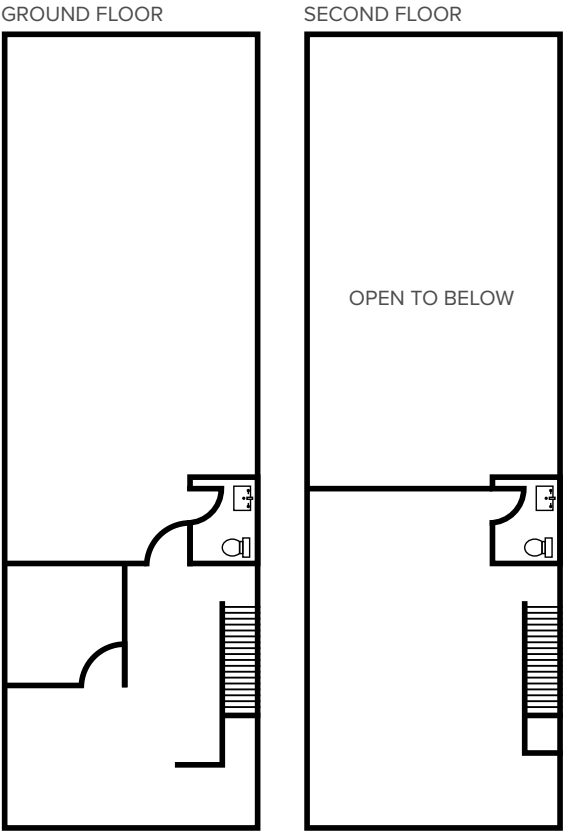


Easy access to Highway 99, 91, and 17A

SALIENT FACTS

Size Breakdown	Ground Floor: ± 1,656 SF
	Second Floor: ± 771 SF
	Total: ± 2,427 SF
Zoning	I2
Basic Rent	\$19.00/FT
Additional Rent	\$7.49/FT + 5% management fee

FLOORPLANS



Floorplan is provided for illustrative purposes only and is not to scale. All measurements and layouts are approximate and should be verified by Tenant or Tenant's agent if deemed important.







**TSAWWASSEN FERRY TERMINAL • 22 MIN DRIVE**

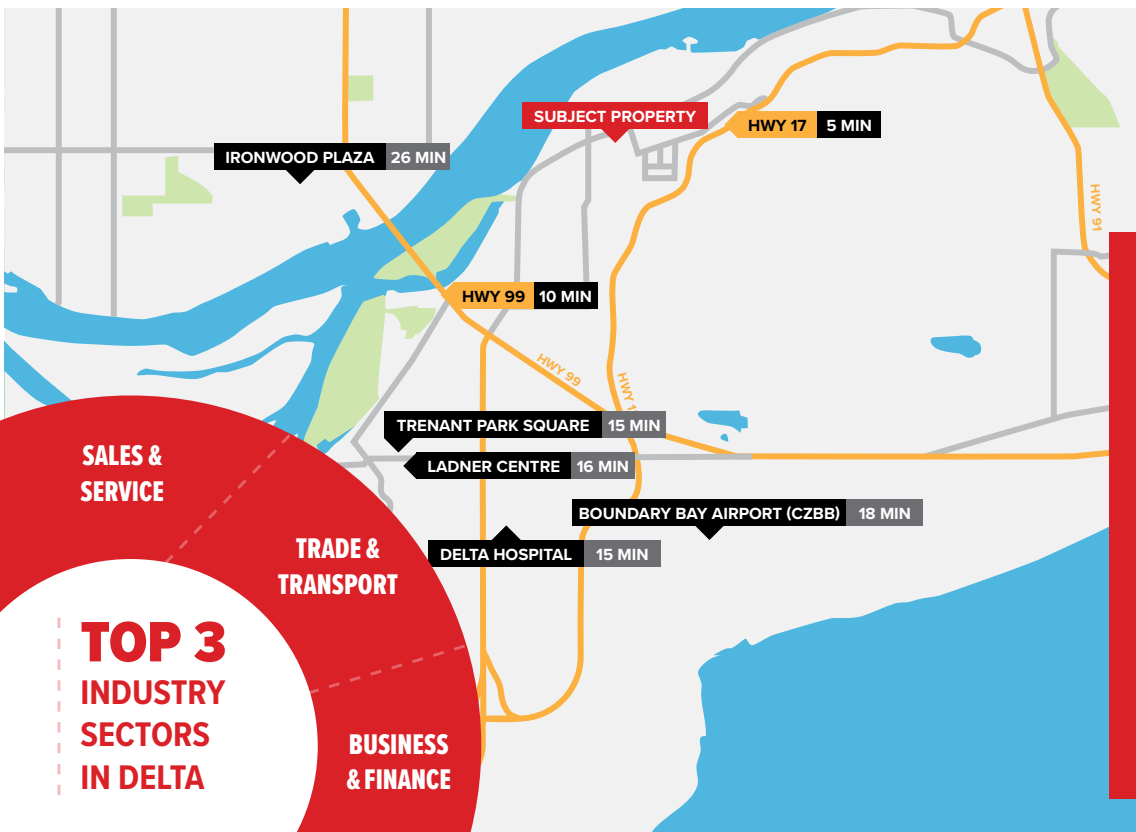


**DELTA PORT CONTAINER TERMINAL • 23 MIN DRIVE**



## TILBURY INDUSTRIAL PARK

The subject property is located in Tilbury Industrial Park, one of Delta's most established industrial hubs. The location provides efficient connectivity to Highways 99, 91, and 17A, allowing convenient access throughout Metro Vancouver. It also offers close proximity to the Tsawwassen Ferry Terminal, Delta Port Container Terminal, the Fraser Valley, and the US border, making it well-suited for logistics, distribution, and light manufacturing operations.



## DELTA POPULATION & DEMOGRAPHICS



**Population**  
108,455



**Population Growth**  
6.1%



**Avg. Household Income**  
\$127,800



**Employment Rate**  
59.2%

*2021 Census Data / \*Population number is a projection*

## FOR MORE INFORMATION CONTACT

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