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

# FOR **LEASE**



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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



Profesionally owned and managed by Porte Communities

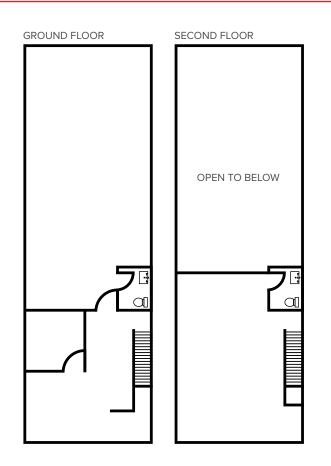


Easy access to Highway 99, 91, and 17A

## **SALIENT FACTS**

Size Breakdown	Ground Floor: ± 1,656 SF Second Floor: ± 771 SF Total: ± 2,427 SF
Zoning	12
Basic Rent	\$19.00/FT
Additional Rent	\$7.49/FT + 5% management fee

## **FLOORPLANS**

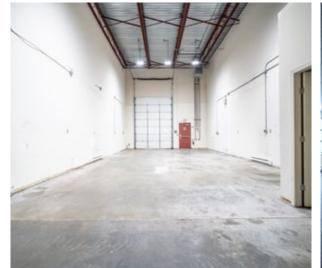


Floorplan is provided for illustrative purposes only and is not to scale. All measurements and layouts are approximate and should be verified by Tenant or Tenant's agent if deemed important.

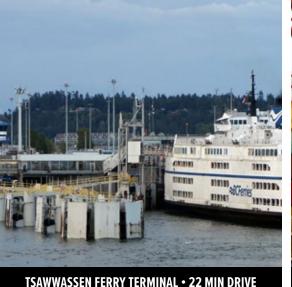




















## **TILBURY INDUSTRIAL PARK**

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, Deltaport Container Terminal, the Fraser Valley, and the US border, making it well-suited for logistics, distribution, and light manufacturing operations.

## **DELTA POPULATION & DEMOGRAPHICS**



108,455









2021 Census Data / \*Population number is a projection

### FOR MORE INFORMATION CONTACT

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