

Industrial | For Sublease

7327 Wilson Avenue

Delta, BC

Freestanding 19,632 sq. ft. Warehouse Property On Corner Lot



For more information contact:

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CBRE

The Opportunity

Building Size

Ground Floor Office	3,800 sq. ft.
Warehouse	15,832 sq. ft.
Total:	19,632 sq. ft.

Lot Size

Corner 1.039 acre lot

Zoning

I-2 Heavy Industrial - allows for a wide range of manufacturing and distribution uses

Loading

- 1 grade level loading door
- 4 dock loading doors

Ceiling Height

24' clear

Taxes & Op. Costs (2025 est.)

\$7.99 per sq. ft., triple net

Asking Net Lease Rate

\$16.00 per sq. ft.





Availability

Immediate

Sublease Expiry

July 31, 2026
New headlease also possible.

Property Highlights

	
Fenced loading court	Heavy 3-phase electrical service
	
1 grade level door 4 dock loading doors	24' clear ceiling height

Strategically located In The West End of Delta's Tilbury Submarket.



Drive Times

7 mins Highway 99	12 mins Richmond City Centre
22 mins YVR International Airport	24 mins GCT Deltaport
24 mins Downtown Vancouver	40 mins GCT Vanterm

Situated in the well-established Tilbury Industrial Park, 7327 Wilson Avenue offers a strategic location for industrial operations within Metro Vancouver. **This area is renowned for its excellent transportation infrastructure, providing seamless access to Highway 17, Highway 99, and the South Fraser Perimeter Road, which connect directly to Deltaport, YVR International Airport, and Downtown Vancouver.** The property benefits from proximity to major logistics hubs and a strong industrial labour pool, making it ideal for distribution, manufacturing, and warehousing uses.



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