

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	<u>15,832 sq. ft.</u>
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



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

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

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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