

For Lease

2,497 SF Warehouse with
Grade Loading



Unit 101 - 7188 Progress Way, Delta

Location

The subject property is situated on the south side of Progress Way, just west of 72nd Street, within Tilbury Industrial Park in Delta. This convenient location provides easy access to most regions in Metro Vancouver and the Fraser Valley, including Vancouver International Airport and the Canada/U.S. border. Major transportation links in the area include Highways 91 and 99 via River Road, with the South Fraser Perimeter Road located just five minutes away.

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Available Areas*

Mezzanine Office	966 SF
Ground Floor Area	1,531 SF
Total	2,497 SF

**All areas are approximate and should be verified*

Building Features

- Concrete precast construction
- Fully sprinklered
- Front office glazing
- Rear loading
- 19' ceiling height
- Gas fired radiant unit heater
- 3-phase 120/208 volt, 100amp power
- One 10' x 14' grade loading door

Zoning

I2 (Medium Impact Industrial) - which allows for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

Asking Rate (Net)

\$16.00 per square foot per annum

Operating Costs & Taxes (Est. 2025)

\$6.25 per square foot (approximate)

Available

May 1, 2026 (possibly sooner)



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