

FOR SALE | INDUSTRIAL
#2 - 7218 PROGRESS WAY
DELTA, BC



- ▶ 2,545 SF of Warehouse/Office
- ▶ Tilbury Industrial Park

Location

The subject property is situated in the Tilbury Industrial Park and provides excellent frontage to 72 Street in North Delta. This prime location is ideally situated for businesses requiring ease of access to most areas in the Lower Mainland. The property is within minutes of Highway 17 allowing easy connections to Highway 91 & 99. This ideal location provides convenient access to the Delta Port, Canada/US Border and Vancouver International Airport

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Zoning

I2 (Medium Impact Industrial)

Features

- ▶ One (1) grade loading door (10' X 12')
- ▶ 18' ceilings
- ▶ Gas forced air heating
- ▶ Ample parking
- ▶ Concrete tilt-up construction
- ▶ Built in 1990
- ▶ Radiant tube heating
- ▶ T12 lighting
- ▶ Two (2) washrooms (up, down)

Available Area

Ground Floor Office	785 SF
Ground Floor Warehouse	980 SF
Second Floor Office	780 SF
Total	2,545 SF

Strata Fees

\$412.00 per month

Property Taxes (2022)

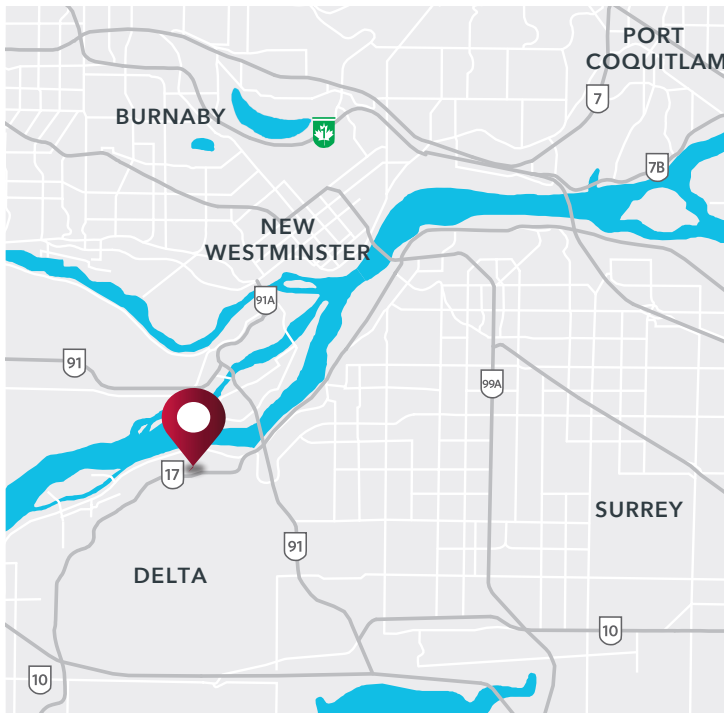
\$7,797.95

Asking Price

~~\$1,500,000~~ \$1,329,000

Availability

Upon Closing



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