

FOR LEASE | INDUSTRIAL
UNIT 101 - 7311 VANTAGE WAY
DELTA, BC



► **2,967 SF of Warehouse/Office Space**

► **End-Cap Unit**

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Sebastian LP Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Location

The subject property is situated in Tilbury at the corner of River Road & 72 Street. This prime location is ideally situated for businesses requiring ease of access to areas in the Lower Mainland. The property is within minutes of Highway 17 allowing easy connections to Highway 91 & 99. This end-cap unit provides convenient access to the Delta Port, Canada/US Border and Vancouver International Airport.

Zoning

I2 (Medium Impact Industrial). A full copy of the bylaws will be provided upon request.

Available Space

Warehouse	1,452 SF
Ground Floor Office	558 SF
Second Floor Office	957 SF
Total	2,967 SF

Features

- ▶ Front entrance/rear loading configuration
- ▶ Private offices
- ▶ Washrooms (1 up 1 down)
- ▶ 20' ceiling height
- ▶ Grade loading (10' X 12')
- ▶ Forced air heating
- ▶ 3 phase power
- ▶ HVAC (second floor office)

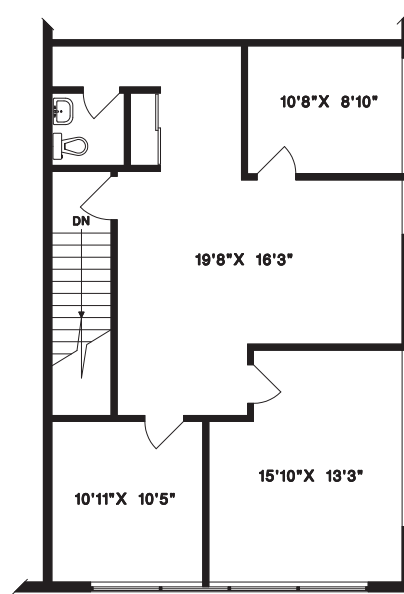
Basic Rent

\$17.00 PSF per annum

Additional Rent

\$6.25 PSF per annum (2025 estimate)

Second Floor



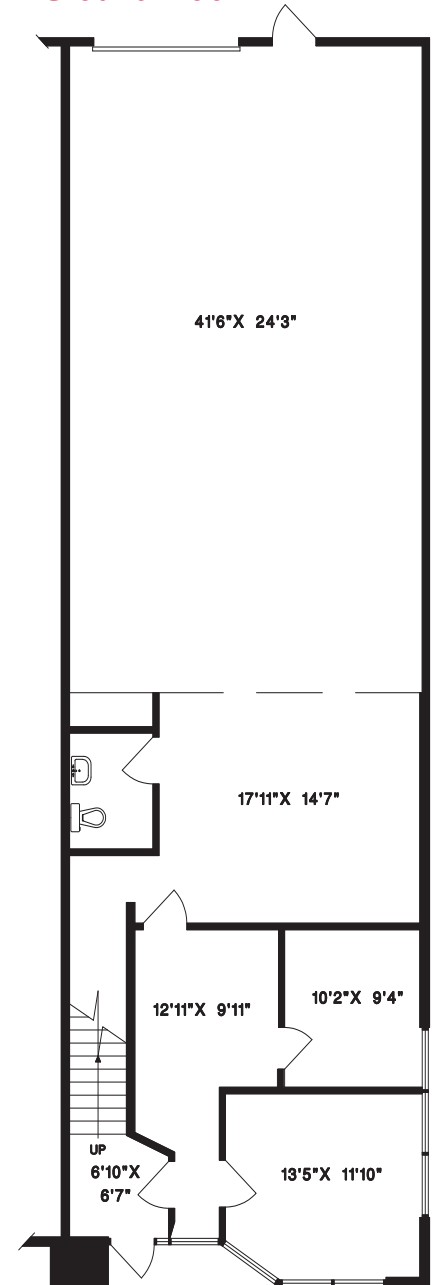
Total Monthly Rent

\$5,748.56 + GST

Availability

Contact Broker

Ground Floor



Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Sebastian LP Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com