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









- ▶ 2,967 SF of Warehouse/Office Space
- ► End-Cap Unit

#### **Grant Basran**

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#### 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**

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

## **Available Space**

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

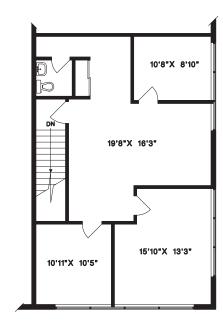
#### **Basic Rent**

\$17.00 PSF per annum

#### **Additional Rent**

\$6.25 PSF per annum (2025 estimate)

### **Second Floor**

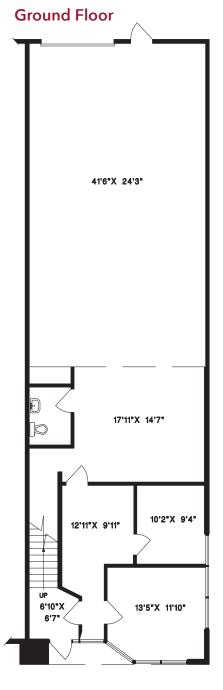


# **Total Monthly Rent**

\$5,748.56 + GST

## **Availability**

**Contact Broker** 



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