



PROGRESS WAY

YARD AREA FOR LEASE

7901 PROGRESS WAY

DELTA, BC



17

PROGRESS WAY

**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

OPPORTUNITY

7901 Progress Way offers 29,188 SF of paved & gated yard space, ideal for a wide variety of industrial users. The opportunity also provides the ability to lease an additional 4,000 SF of yard space with rail spur access. This is well suited to businesses seeking an outdoor storage location, efficient truck parking, and rail utilizing companies needing quick access to major traffic arteries.

LOCATION

7901 Progress Way is situated within the Tilbury Industrial Area in South Delta. The property is located 1 minute away from the Tilbury Connector and the South Fraser Perimeter Road, providing convenient access to nearby municipalities via Highway 17, Highway 17A, and Highway 99. Providing excellent access to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the U.S. Border.

ZONING

I2 Medium Impact Industrial Zone. This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

AVAILABLE AREA 29,188 SF

FEATURES

- Paved Yard
- Potential rail spur access
- Gated Yard

LEASE RATE

\$3.75 PSF

ADDITIONAL RENT

\$1.70 (est. 2026)

AVAILABLE

Immediately

Progress Way is located in close proximity to the South Fraser Perimeter Road (Highway 17), Metro Vancouver's east-west arterial connector.

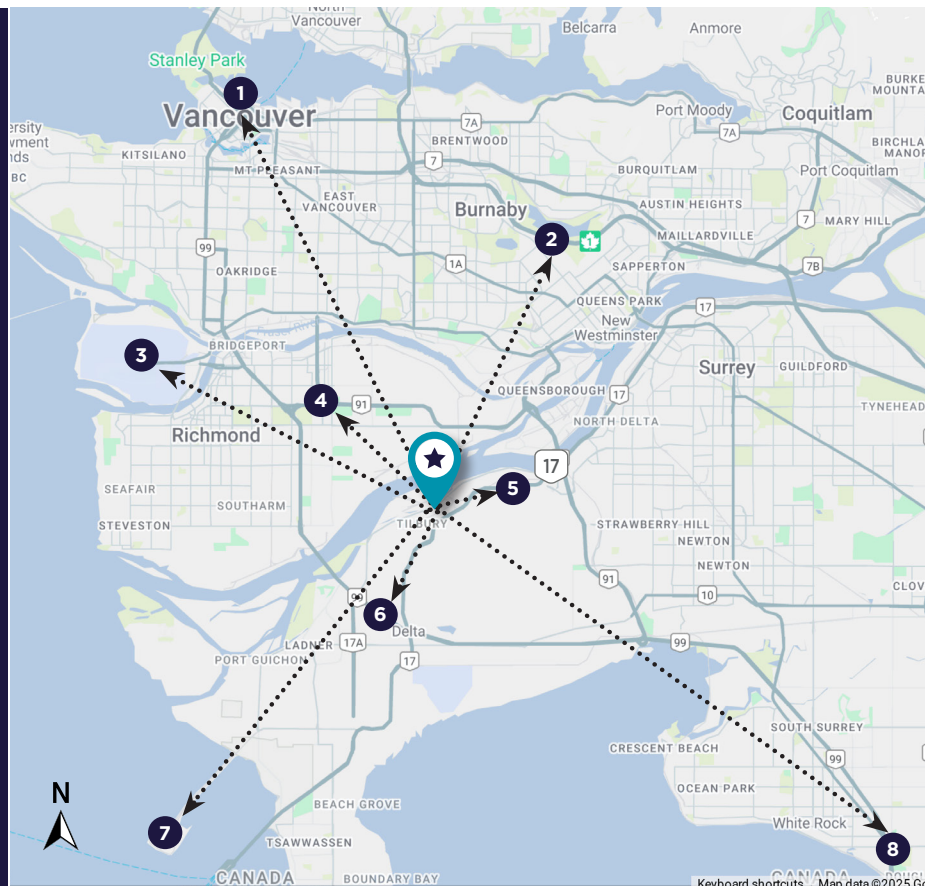
Access to and from 7901 Progress Way is great enhanced via the South Fraser Perimeter Road (Highway 17) including the following drive times:



DRIVE TIMES

To/From 7901 Progress Way

1	Downtown Vancouver	30 mins
2	Highway 1	17 mins
3	Vancouver International Airport	18 mins
4	Highway 91	7 mins
5	Highway 17	4 mins
6	Highway 99	6 mins
7	Deltaport	15 mins
8	U.S. Border Crossing	30 mins



FOR MORE INFORMATION, CONTACT

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