

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background of the entire advertisement is a photograph of a modern, two-story industrial building. The building has a white facade and a prominent glass-enclosed entrance area. It is surrounded by greenery, including several tall, thin evergreen trees and various shrubs. A paved parking lot is visible in the foreground on the left. The sky is clear and blue.

**NOW ENTERTAINING SHORT OR LONG TERM LEASES**

**FOR SALE OR LEASE**

7118 Venture Street, Delta, B.C.

Freestanding 49,334 SF Building in Tilbury with Excess 1 Acre Undeveloped Land

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# Highlights

## Opportunity

To purchase or lease a prominent and highly exposed freestanding building on a corner lot in the sought-after market of Tilbury. 7118 Venture Street is available for vacant possession, providing a 49,334 SF freestanding building on 2.99 acres, which includes a vacant and undeveloped 1 acre parcel. The undeveloped area is a rare opportunity to use as outdoor storage, or develop an expansion of the existing building. With the scarcity of vacant industrial land in Metro Vancouver, this opportunity provides flexible options to plan your business's long term growth.

## Location

7118 Venture Way is ideally located in the Tilbury area of Delta, BC and is less than a minute drive from the 80th Street Interchange, connecting to Highway 17. Highway 17 allows for quick connections to all areas of Metro Vancouver, including Highway 99 to Richmond and Vancouver, Highway 91 to the US border, Deltaport, and North Surrey, with connections to the Fraser Valley and Highway 1 (Trans-Canada Highway). The Tilbury submarket offers a premium corporate environment with newly constructed buildings in the immediate area.

## Property Highlights

- Corner location with prominent signage offers excellent curb appeal
- Functional office layout and size with a mix of open plan area and private offices
- Existing small cooler located underneath the office mezzanine
- Additional undeveloped 1 acre of land included in the property, providing the opportunity for additional outdoor storage or building expansion
- Recent environmental assessment & property condition assessment available

## Property Taxes (2024)

\$244,693.50

## Asking Sale Price

~~\$29,500,000~~ \$25,988,000

## Asking Lease Rate

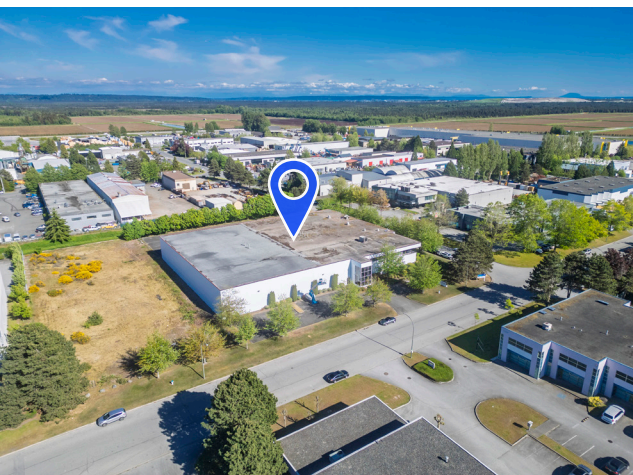
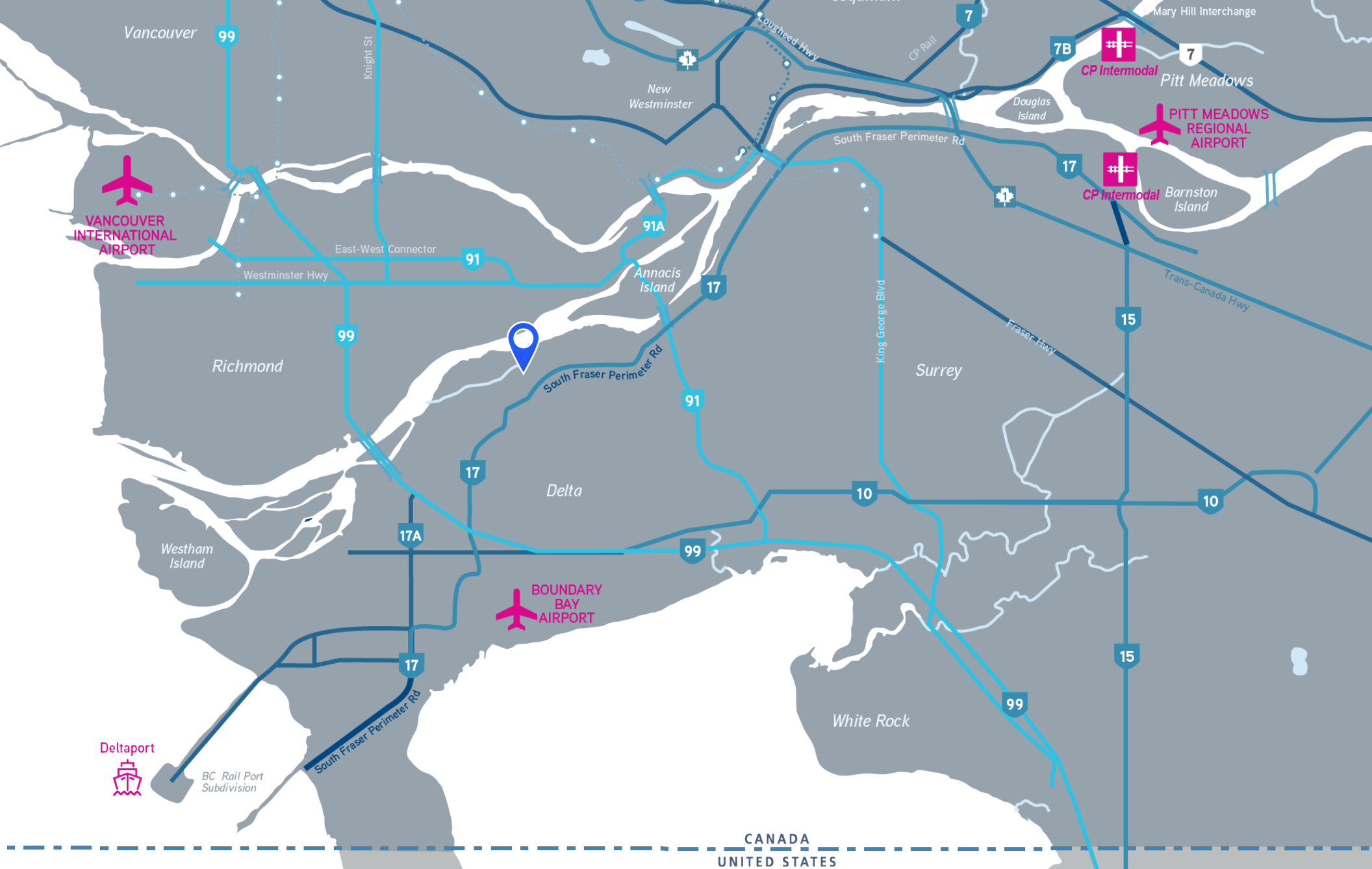
Contact Listing Agents



## Salient Facts

Civic Address:	7118 Venture Street, Delta, B.C.	
Legal Address:	Lot 26, District Lots 128 and 129, Group 2, New Westminster District, Plan 82950 PID: 014-916-673	
Building Area	Second Floor Office:	4,716 SF
	Ground Floor Storage and Staff Facilities:	4,524 SF
	Storage Mezzanine:	3,677 SF
	Warehouse:	36,417 SF
	<b>Total Area:</b>	<b>49,334 SF</b>
Land Area:	2.99 acres including 1 acre of undeveloped land	
Loading	3 dock level loading doors with dock levellers & 1 grade level loading door	
Current Zoning:	I2 (Medium Impact Industrial) catering to a broad range of industrial businesses.	
Power:	600 Amp / 600 Volt*	
HVAC:	Office area serviced by HVAC	
Clear Ceiling Height:	24' clear	
Existing Infrastructure:	Approximate 3,612 SF cooler	
Parking:	33 painted passenger vehicle stalls plus ample free street parking	

\*To be confirmed by the purchaser



- 2 minute drive to Highway 17
- 4 minute drive to Highway 91
- 10 minute drive to Highway 99
- 18 minute drive to Deltaport
- 20 minute drive to CN Intermodal
- 20 minute drive to Vancouver International Airport
- 25 minute drive to U.S. Border
- 35 minute drive to Downtown Vancouver

CANADA  
UNITED STATES



Highway 17

Hume Avenue

Venture Street

7118 Venture Street, Delta, B.C.



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