



LEASE RATE REDUCTION: Now \$17.95/SF net

FOR LEASE: 9,693 SF in Convenient Tilbury Industrial Park Location

Unit 2 - 7959 82nd Street, Delta

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Unit Overview

Newly vacanted 9,693 SF unit with excellent accessibility to all areas of Metro Vancouver and the Fraser Valley via River Road and Highways 17A, 91 and 99.

High quality concrete tilt-up construction



Fully sprinklered



1 Dock (8' x 10') & 1 Grade (12' x 14') loading door



LED warehouse lighting



200 amp & 600 volt 3-phase electrical supply





Salient Facts

Civic Address

Unit 2 - 7959 82nd Street, Delta

Location

Located in Tilbury Industrial Park

Zoning

I2 - Medium Impact Industrial

Available Areas*	First Floor Office	1,176 SF
	Second Floor	1,176 SF
	Warehouse	7,341 SF
TOTAL		9,693 SF

Ceilings

24' clear

Lease Rate

\$19.50/SF \$17.95/SF

Additional Rent (est. 2026)

\$6.00/SF

Available

Immediate

* areas are approximate and should be verified



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