

**AVISON
YOUNG**

For Lease

**7027 Venture Street
Delta, BC**

YEAR 1 INTRODUCTORY RATE: \$16.75 PSF PLUS 3 MONTHS FREE RENT



29,000 sf distribution-style
warehouse located in Delta, BC

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**Mathew Sunderland Personal Real Estate Corporation*








Opportunity

Avison Young is pleased to present the opportunity to lease a 29,000 sf distribution style warehouse in the highly sought-after submarket of Tilbury. The freestanding building includes a small shipping office, 4 dock doors, 2 grade loading doors, and offers 24' clear ceiling heights.

Location

7027 Venture Street is well located in the Tilbury industrial area of North Delta. This convenient location offers quick access to the Tilbury Connector (80th Street Interchange) providing direct connection to Highway's 17, 91 & 99, as well as the US border and Deltaport.

Key highlights

-  24' clear ceiling heights
-  Four (4) dock level loading doors
-  Two (2) oversized grade loading doors
-  600 amps power service
-  LED lighting

Property details

ZONING

I2 - Medium Impact Industrial Zone

BUILDING SIZE

29,000 sf

LEASE RATE

\$16.75 psf


ADDITIONAL RENT

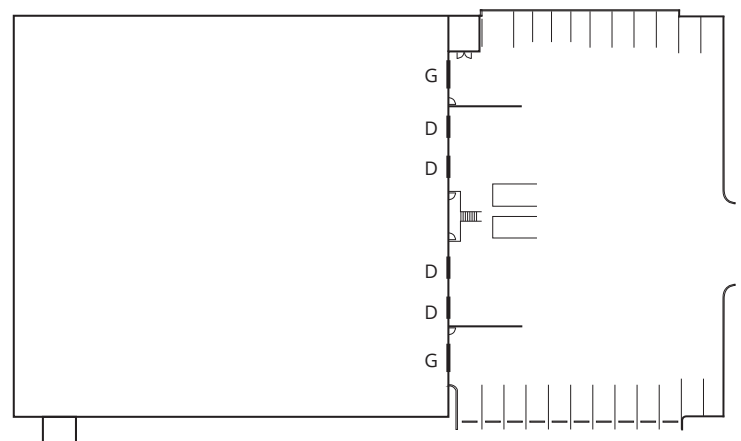
\$5.67 psf (est. 2025) plus 5% management fee

AVAILABILITY

Immediately

Floorplan

 G = Grade level loading
D = Dock level loading



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avisonyoung.ca

**AVISON
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