

103 - 7073 VENTURE STREET, DELTA
2,984 SF WAREHOUSE WITH DOCK LEVEL LOADING

**FOR
LEASE**



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OVERVIEW

103 - 7073 Venture Street offers flexible industrial units offers solution for manufacturing, distribution, and warehousing needs. Unit 103 offers 2,133 SF warehouse and 851 SF mezzanine area. The units can be combined for 2,984 SF of continuous space. Each unit includes convenient dock loading with leveller, 3-phase power, 3 parking stalls, and separate entrances for the mezzanine and warehouse.

PROPERTY HIGHLIGHTS



Rear dock loading with leveller



3-phase electrical service



22' clear ceiling height



Efficient warehouse/office ratio

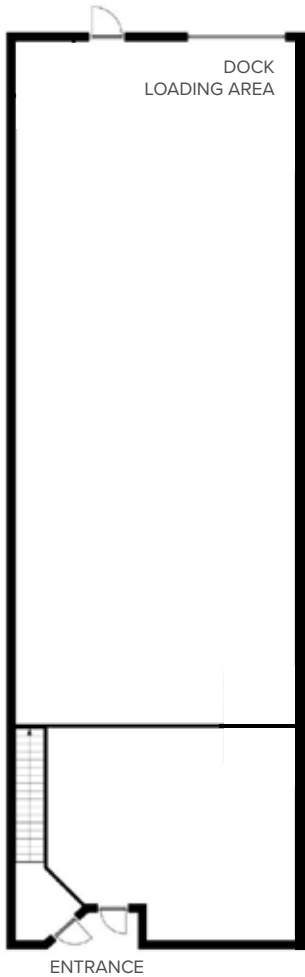
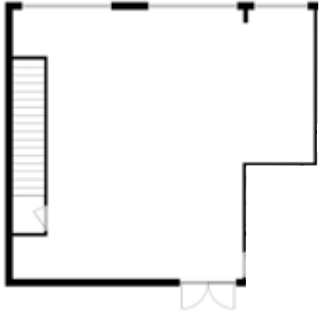


Separate warehouse and office entrance



UNIT 103

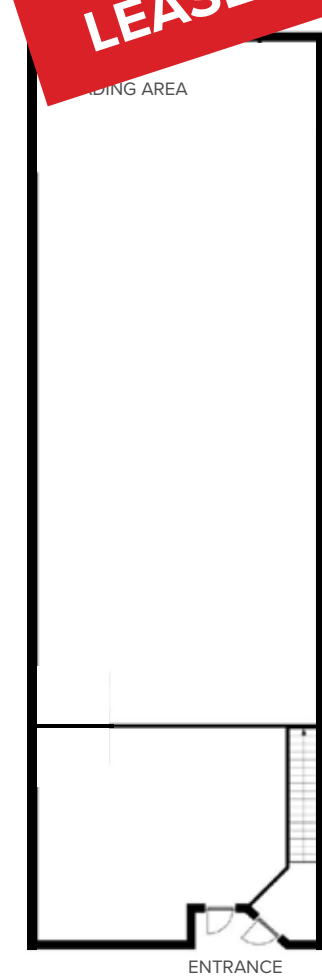
SECOND FLOOR



FIRST FLOOR

UNIT 102

SECOND FLOOR



FIRST FLOOR

SALIENT FACTS

SIZE BREAKDOWN

Warehouse: 2,133 SF
Mezzanine: 851 SF
Total: ± 2,984 SF

ZONING

I2

PARKING

3 stalls

LOADING

1 dock with leveller

BASIC RENT

Contact Listing Agents

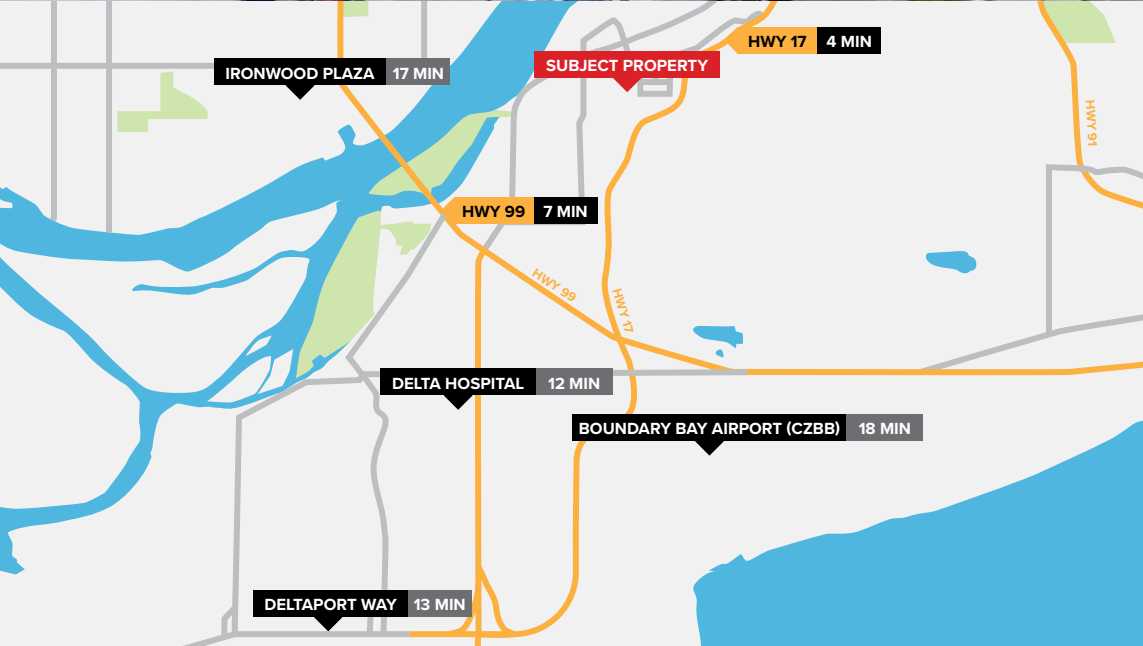
ADDITIONAL RENT

Contact Listing Agents



Disclaimer: Floorplans may not be accurate. Measurements are approximate and shall be verified by the Tenant if deemed important.





LOCATION

Situated within Tilbury Industrial Park, known for its strategic location with easy access to major highways including Highways 99, 91, and 17, as well as proximity to the Tsawwassen Ferry Terminal and Deltaport Container Terminal.

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