

**125 & 130 - 7391 VANTAGE WAY, DELTA**  
2,427 TO 4,941 SQFT INDUSTRIAL/OFFICE UNITS

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**MATTHEW HO**  
PERSONAL REAL ESTATE CORPORATION  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
PERSONAL REAL ESTATE CORPORATION  
steven@williamwright.ca  
604.428.5255





## OVERVIEW

2,427 to 4,941 sf available for lease, with both units available to be combined. The subject properties consists of an industrial/office unit, including space on the ground floor with a front showroom/ office area and high-ceiling warehouse at the rear. The warehouse area includes approximately 22' of clear ceiling height and a 10' x 14' rear grade-level loading door. Each mezzanine level consists of 771 square feet of open-plan office space.



## PROPERTY HIGHLIGHTS



One 10'x14' rear grade level loading door per unit



22' clear ceiling height



3 phase power



Quality tilt-up concrete & steel construction



Profesionally owned and managed by Porte Communities



Easy access to Highway 99, 91, and 17A

## ABOUT PORTE



The property is professionally owned and managed by Porte Communities, a trusted real estate company with over 50 years of experience developing, owning and managing properties in Metro Vancouver, Victoria and Calgary. Porte is recognized for its long standing commitment to building strong communities, delivering high quality developments and managing well maintained properties.

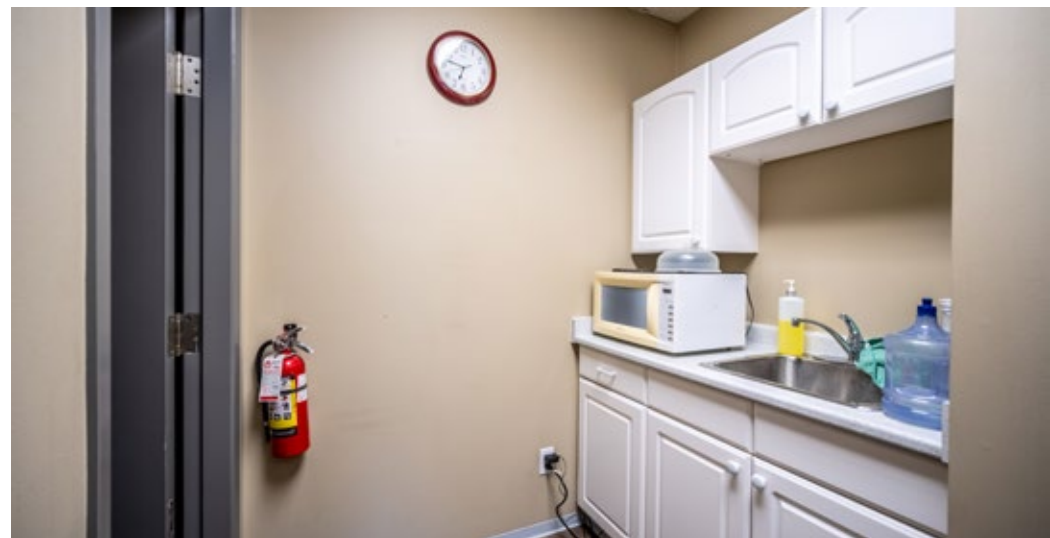
## SALIENT FACTS

Unit	#125	#130
<b>Size Breakdown</b>	Ground Floor: ± 1,656 SF Second Floor: ± 771 SF Total: ± 2,427 SF	Ground Floor: ± 1,702 SF Second Floor: ± 771 SF Total: ± 2,473 SF
<b>Zoning</b>	I2	I2
<b>Grade Level Door</b>	One 10' x 14' Rear	One 10' x 14' Rear
<b>Ceiling Height</b>	22'	22'
<b>Basic Rent</b>	Contact Listing Agents	Contact Listing Agents
<b>Additional Rent</b>	\$7.77/FT + 5% management fee	\$7.77/FT + 5% management fee

Both units can be combined for a total leasable area of 4,941 sf.



**UNIT #125**

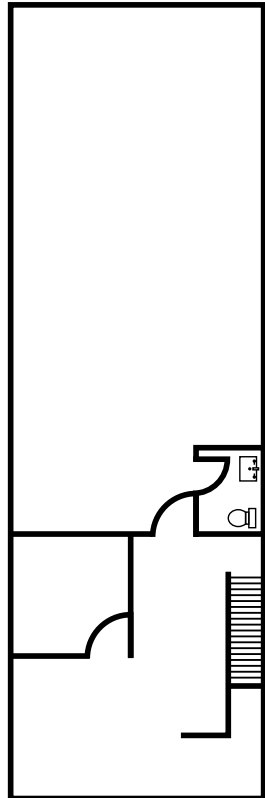


# UNIT #130

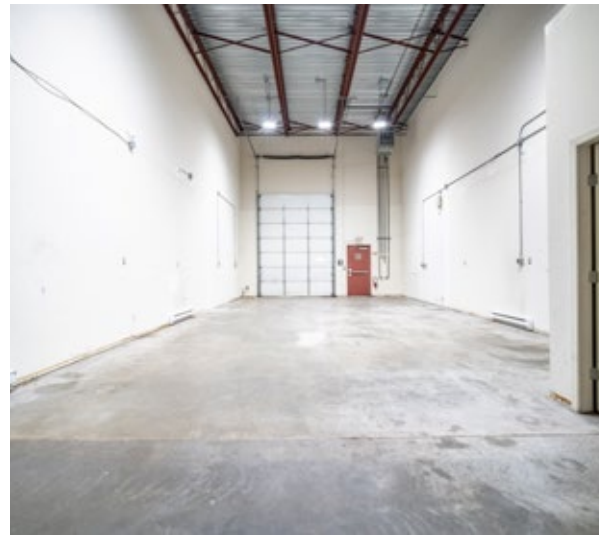
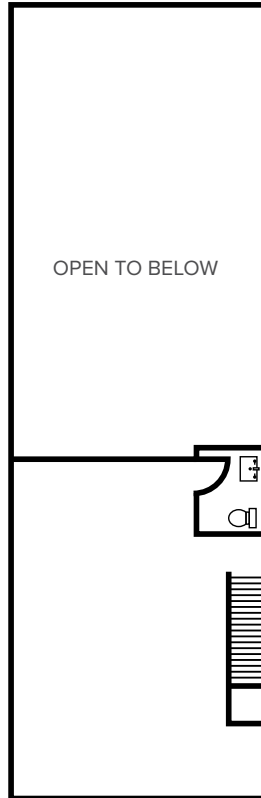


## FLOORPLANS

GROUND FLOOR



SECOND FLOOR



Floorplan is provided for illustrative purposes only and is not to scale. All measurements and layouts are approximate and should be verified by Tenant or Tenant's agent if deemed important.



**TSAWWASSEN FERRY TERMINAL • 22 MIN DRIVE**



**DELTA PORT CONTAINER TERMINAL • 23 MIN DRIVE**



## TILBURY INDUSTRIAL PARK

The subject property is located in Tilbury Industrial Park, one of Delta's most established industrial hubs. The location provides efficient connectivity to Highways 99, 91, and 17A, allowing convenient access throughout Metro Vancouver. It also offers close proximity to the Tsawwassen Ferry Terminal, Deltaport Container Terminal, the Fraser Valley, and the US border, making it well-suited for logistics, distribution, and light manufacturing operations.



## DELTA POPULATION & DEMOGRAPHICS



**Population**  
108,455



**Population Growth**  
6.1%



**Avg. Household Income**  
\$127,800



**Employment Rate**  
59.2%

*2021 Census Data / \*Population number is a projection*

## FOR MORE INFORMATION CONTACT

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