



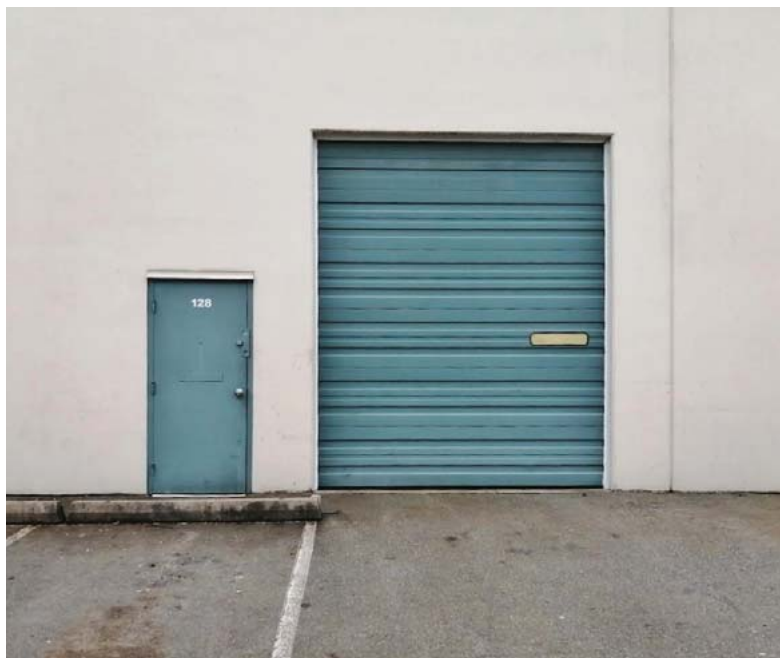
FOR LEASE

DELTA BUSINESS CENTRE

UNIT 128 - 7198 VANTAGE WAY

DELTA, BC

2,451 SF STRATA UNIT WITH GRADE LEVEL LOADING



John Weiss
Senior Associate
604 640 5865
john.weiss@cushwake.com

Ron J Emerson
Personal Real Estate Corporation
Vice President
604 608 5921
ron.emerson@cushwake.com



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DELTA BUSINESS CENTRE

UNIT 128 - 7198 VANTAGE WAY

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LOCATION

Delta Business Centre is 32-unit strata project strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in Metro Vancouver. This high-quality warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, which provide excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border.

UNIT SIZE

Ground floor warehouse	801 sf
Showroom/reception	825 sf
Mezzanine Offices	825 sf
Total Available Area	2,451 sf

ZONING

I2 Medium Impact Industrial Zoning. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

FEATURES

- Quality tilt-up concrete construction
- 18' clear ceiling height in warehouse
- 10' x 12' grade-level loading door
- Front office/rear loading design
- 3-phase electrical Service
- Security bars on the windows
- 2-piece washrooms up and down
- 4 private offices and boardroom
- Suspended T-bar ceilings
- Parking right outside the front door
- Public transit minutes away

COMMENTS

To arrange a tour of Unit 128 **requires a minimum of 24 hours' notice** and it may not be possible to arrange it for the following day. Please phone the Listing Agent well in advance. Thank you.

STRATA FEE

\$414.54

PROPERTY TAXES (2021)

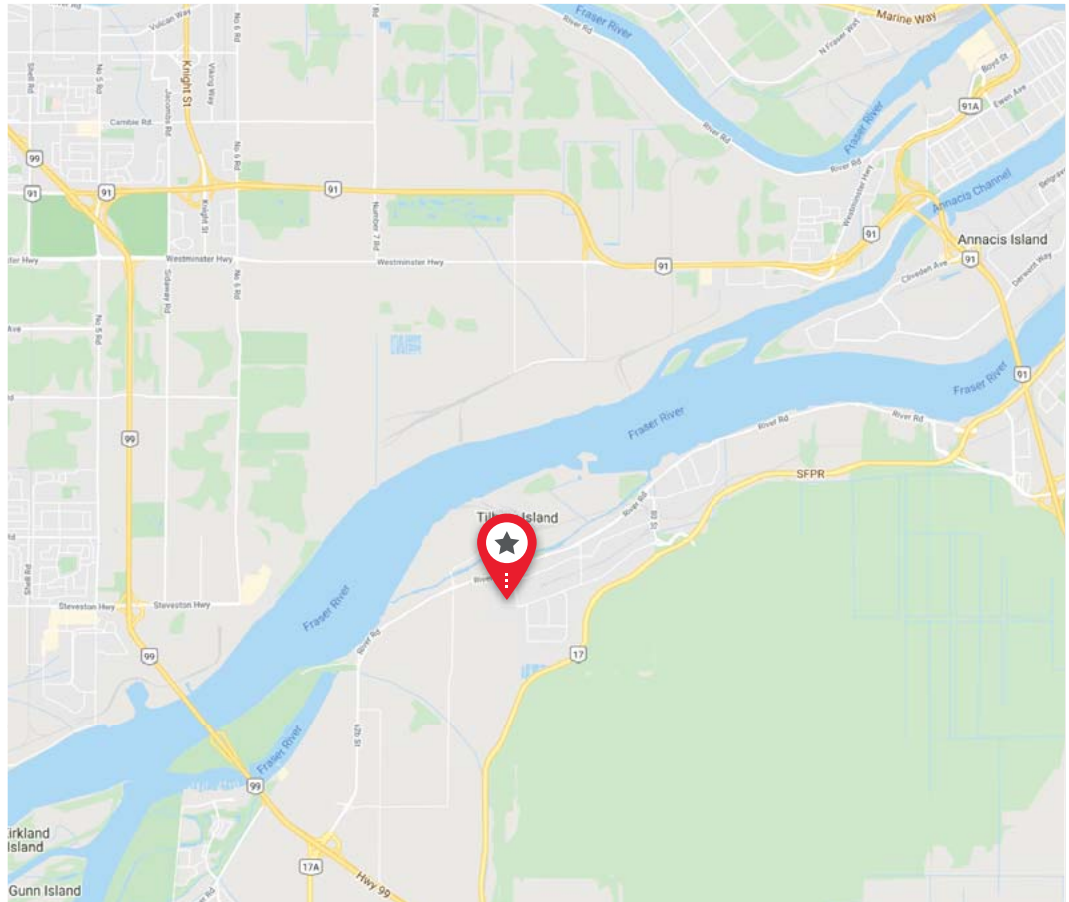
\$8,311.57

AVAILABLE

30 to 60 days

LEASE RATE

Net Rent (\$19.00 psf)	\$3,889.75
Taxes & Op Costs (\$5.42 psf)	1,107.17
Monthly Rent (before GST)	\$4,996.92



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