



**FOR LEASE IN TILBURY INDUSTRIAL PARK**  
**7163 VANTAGE WAY / UNITS 16 - 18**  
**7167 VANTAGE WAY / UNIT 12**  
DELTA, BC



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### LOCATION

7163 - 7167 Venture Street are strategically located Tilbury Industrial Park, which has established itself as one of the premier industrial parks in the Greater Vancouver area. These high-quality flex warehouse/office units' easy access via River Road to Highways 99, 91 and 17A, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

### AVAILABLE AREAS

#### 7163 VANTAGE WAY

UNITS 16 - 17*		UNIT 18*	
Office	179 sf	Display Area	447 sf
Mezzanine	0 sf	Mezz/Office	534 sf
Warehouse	<u>4,392 sf</u>	Warehouse	<u>1,529 sf</u>
<b>Total</b>	<b>4,571 sf</b>	<b>Total</b>	<b>2,510 sf</b>

\*Units 16 - 17 & 18 could be combined to provide a total of 7,081 sf

#### 7167 VANTAGE WAY

UNIT 12	
Office	529 sf
Mezz/Storage	553 sf
Warehouse	<u>1,244 sf</u>
<b>Total</b>	<b>2,326 sf</b>

### FEATURES

- Quality tilt-up concrete construction
- 24' clear ceiling heights in warehouse
- Grade and dock-level loading doors
- Large parking and manoeuvring area
- 3 phase power, sprinklered
- Extensive glazing, handicap washrooms
- Ample parking right outside front door
- Public transit at entrance to the project

### ADDITIONAL RENT

\$6.00 psf per annum (2023 estimate)

### LEASE RATE

Contact listing agents

### ZONING

(I2) - Medium Impact Industrial Zone. This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

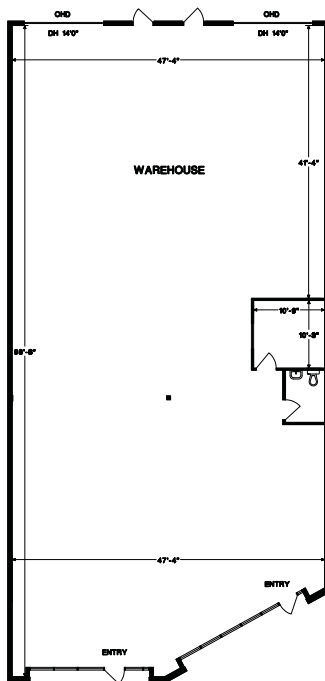
### COMMENTS

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

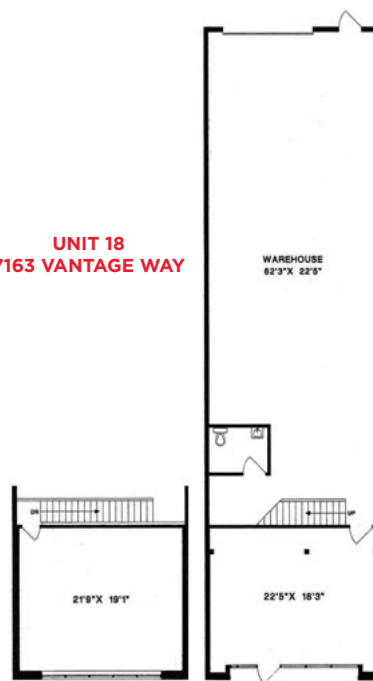
### AVAILABILITY

Immediately

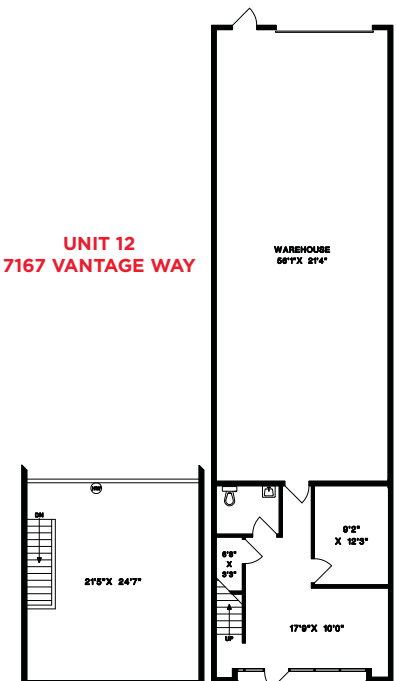
**UNITS 16 - 17**  
**7163 VANTAGE WAY**



**UNIT 18**  
**7163 VANTAGE WAY**



**UNIT 12**  
**7167 VANTAGE WAY**



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