



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

UNIT 9

**7107 VENTURE STREET
DELTA, BC**

1,236 SF OFFICE & APPROXIMATELY 10,000 SF YARD SPACE



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LOCATION

Strategically located in Phase III of the Tilbury Industrial Park, which has established itself as one of the primary industrial parks in the Greater Vancouver area. This high quality business centre offers easy access via River Road to Highways 99, 91 and the South Fraser Perimeter Road providing excellent links to all areas of the Lower Mainland, Fraser Valley and the US border.

AVAILABLE AREA

Yard Area	10,000 sf
Office Main Floor	618 sf
Office Mezzanine	618 sf
Total Area	11,236 sf

FEATURES

- Efficient building design & layout providing excellent truck maneuvering and ample parking allowing for maximum efficiencies
- Building fully sprinklered (recently upgraded for foam storage)
- Quality tilt-up concrete and steel construction
- 3-phase electrical service
- Attractively finished office areas and lunchroom
- Suspended T-bar ceilings
- Fluorescent lighting
- Extensive glazing at front
- Attractively landscaped

ZONING

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

SUBLEASE LEASE RATE

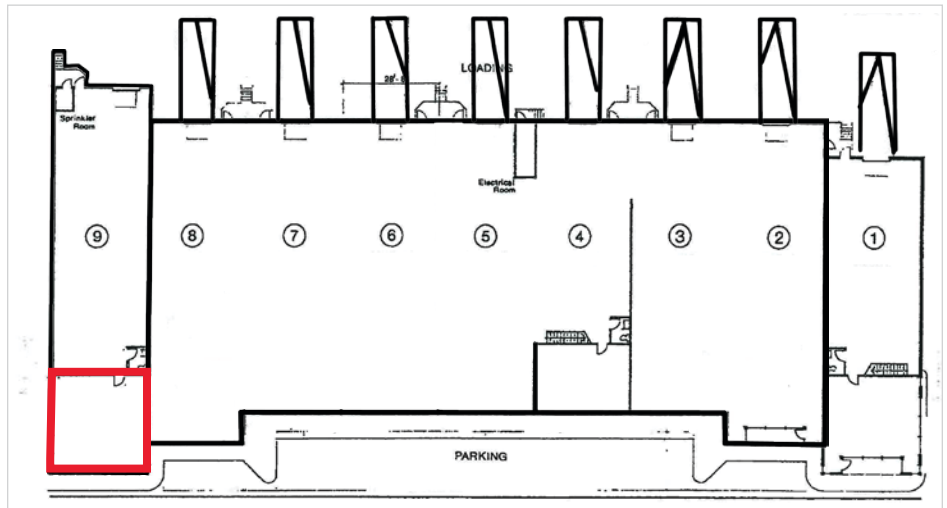
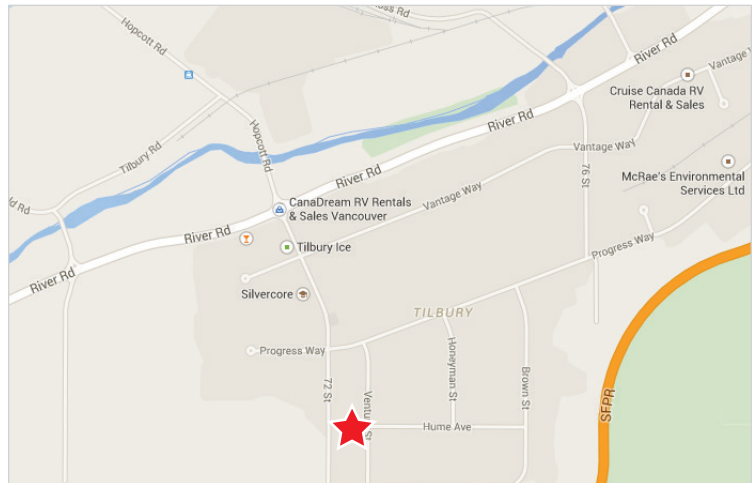
Please contact listing agents

AVAILABLE

Immediate

SUBLEASE TERM

March 31, 2028



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