



FOR LEASE
7901 PROGRESS WAY
DELTA, BC

RATE REDUCED: \$18.75 PSF!



**35,463 SF FREESTANDING
BUILDING ON 2.15 ACRES**

For more information, contact:

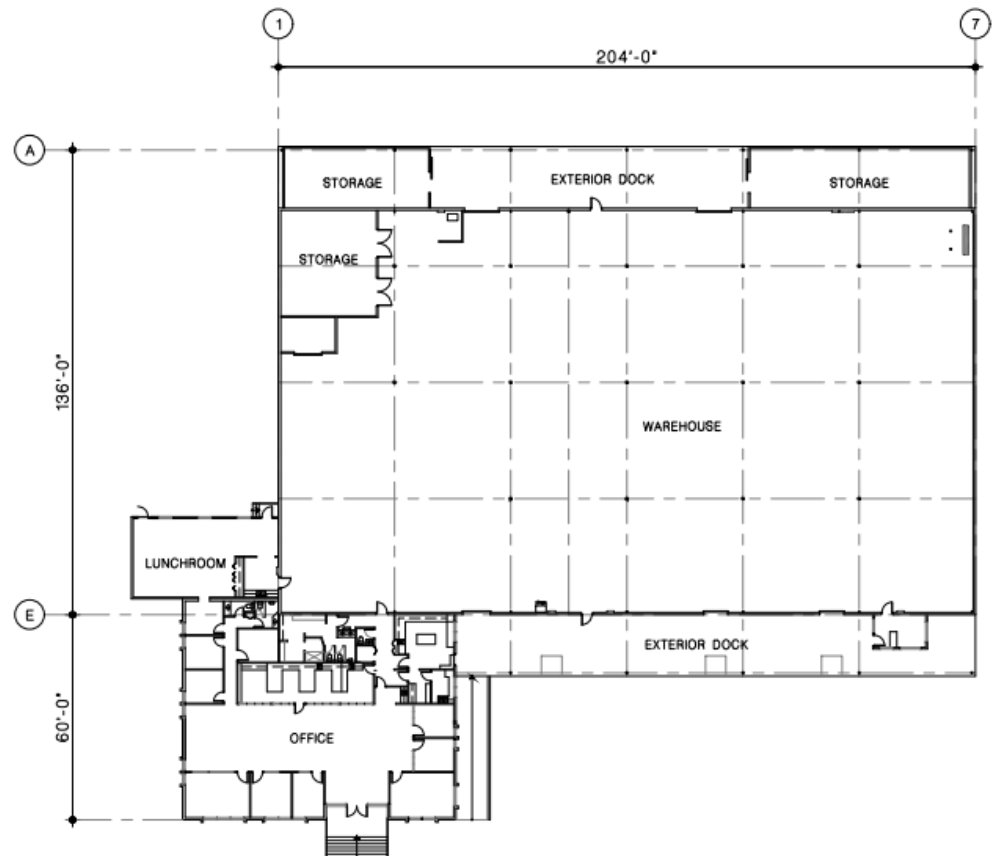
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OPPORTUNITY

Cushman & Wakefield is pleased to present the rare opportunity to lease 35,463 square feet of production, manufacturing and distribution space. 7901 Progress Way provides 1,600 amps of power, dock loading platform with 3 levelers, ramped grade loading access and rear rail loading dock on a private rail spur.

LOCATION









The property is situated directly off the Tilbury connector on Progress Way in the sought-after Tilbury industrial area of Delta, one of Metro Vancouver's most desirable industrial submarkets. This optimal location is a minute away from Highway 17, Metro Vancouver's east-west arterial connector.



BUILDING SIZE

Office, Laboratory & Lunchroom	5,799 SF
Warehouse/Production/Covered Loading	29,664 SF
Total Area	35,463 SF
(Can include: 1,075 SF of Cooler space)	
Gated Yard Area:	±20,000 SF

BUILDING FEATURES

-  24' clear ceiling height
-  Significant electrical upgrades providing 1,600 amps of power
-  Fully sprinklered
-  Ramped grade loading access
-  Dock loading platform with 3 levelers
-  Rail loading dock at rear off private rail spur
-  Shipping office
-  Gated Yard Area



Reduced Asking Rate
~~\$19.50 PSF~~
\$18.75 PSF



Additional Rent
\$5.64 PSF*
**plus management fees*



Available
30 - 60 days



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LOCATION & ACCESS

Progress Way is located in close proximity to the South Fraser Perimeter Road (Highway 17), Metro Vancouver's east-west arterial connector.

Access to and from Tilbury Business Park is great enhanced via the South Fraser Perimeter Road (Highway 17) including the following drive times:

7901 Progress Way to Highway 99	4 minutes
7901 Progress Way to Tannery Road	7 minutes
7901 Progress Way to Deltaport	13 minutes
7901 Progress Way to Highway 1	17 minutes

7901 PROGRESS WAY

DRIVE TIMES

10 mins Highway 99	18 mins Vancouver International Airport
25 mins Peace Arch	30 mins Downtown Vancouver



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