



FOR LEASE
7901 PROGRESS WAY
DELTA, BC



**35,463 SF FREESTANDING
BUILDING ON 3 ACRES**

For more information, contact:

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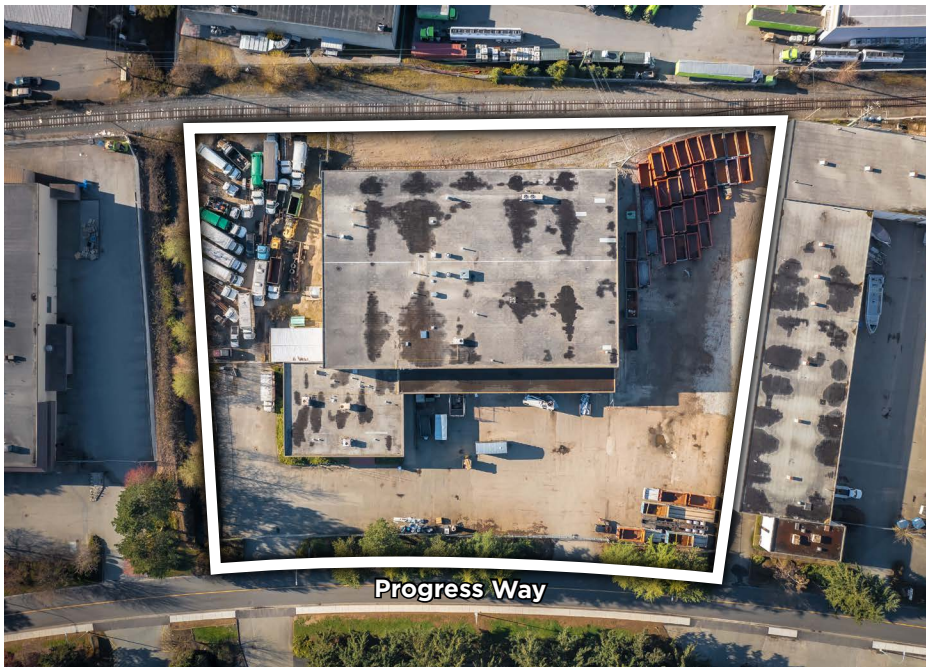
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OPPORTUNITY

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)

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
-  Floor drains with Drain filter system

Asking Rate
\$19.50 PSF

Additional Rent
\$5.05 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 greatly enhanced via the South Fraser Perimeter Road (Highway 17) including the following drive times:

- 80th Street to Highway 99 4 minutes
- 80th Street to Tannery Road 7 minutes
- 80th Street to Deltaport 13 minutes
- 80th Street to Highway 1 17 minutes

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DRIVE TIMES

- 10 mins Highway 99
- 13 mins Delta Port
- 25 mins Peace Arch
- 18 mins Vancouver International Airport
- 30 mins Downtown Vancouver



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