



**CUSHMAN &
WAKEFIELD**

FOR SALE
TILBURY INDUSTRIAL PARK
UNIT 15
7355 72ND STREET
DELTA, BC

2,425 SF COMMISSARY/RESTAURANT
1,209 - 2,218 SF AIR-CONDITIONED OFFICE SPACE



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LOCATION

7355 72nd Street is a 16-unit strata project strategically located at the entrance to Tilbury Industrial Park, one of the premier industrial parks in the Greater Vancouver area. This high-quality warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

AVAILABLE AREA

Ground Floor Commissary/Restaurant	2,425 SF
Ground Floor Office	1,109 SF
Second Floor Office	1,109 SF
Total Area:	4,643 SF

ZONING

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

FEATURES

- Quality tilt-up concrete construction
- Fully air-conditioned and sprinklered
- 3 private offices on the main floor
- 4 private offices on second floor
- Open area suitable for workstations
- Handicap washroom
- Fluorescent lighting
- Extensive reflective glazing
- Public transit curbside

STRATA FEES

\$527.39

PROPERTY TAXES (2023)

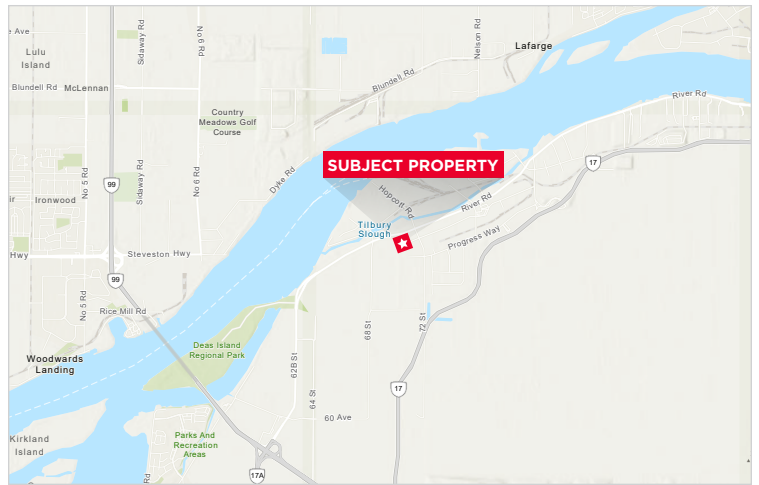
\$18,421.14

AVAILABLE

60 Days

SALE PRICE

\$2,553,650



COMMENTS

Unit 15 is currently leased on a month-to-month basis to a popular fast-food franchise. The Tenant will require a full calendar month's notice to vacate. The Tenant may also consider signing a lease and staying on as a tenant given acceptable terms and conditions can be negotiated with the new owner. This unit could also be converted from its current commissary/restaurant function back to its original strata warehouse function.

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