



# Strata Unit with River Road Exposure

Delta, B.C.

For Lease

UNIT 2

7550 RIVER ROAD  
DELTA, B.C.





## LOCATION:

Unit 2 - 7550 River Road, is part of a 22-unit strata project strategically located in 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.

## UNIT SIZE:

Ground floor	1,958 SF
Mezzanine Office	742 SF
<b>Total Area Available</b>	<b>2,700 SF</b>

## 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.

## FEATURES:

- Quality concrete block construction
- 18' clear ceiling height in warehouse
- One 12' x 14' grade level loading door
- T5 Fluorescent Lighting, radiant heat
- Ground floor footprint - 25' x 79'
- 3 phase electrical service
- Extensive glazing, skylight
- Washrooms up and down
- Ample parking right outside front door
- Unsurpassed River Road exposure

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## LEASE RATE:

Net Rent (\$18.50 psf)	\$4,162.50
Estimated Taxes & Op Costs (\$5.72 psf)	1,287.55
<b>Monthly Gross Rent (before GST):</b>	<b>\$5,450.05</b>

## AVAILABLE:

January 1, 2025



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