



FOR SALE 4,643 SF CORNER STRATA UNIT

TILBURY INDUSTRIAL PARK

UNIT 15 – 7355 72ND STREET, DELTA, BC

1,209 - 2,218 SF AIR-CONDITIONED OFFICE SPACE



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Location

7355 – 72nd Street, 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	2,425 SF
Ground floor office	1,109 SF
Second floor office	1,109 SF
Area Available	4,643 SF

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 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
- 22’ clear ceiling height in warehouse
- Handicap washroom
- Fluorescent lighting
- Extensive reflective glazing
- Public transit curbside

Strata Fee

\$573.57

Property Taxes (2024)

\$17,726.90

Sale Price

\$2,298,000.00

Available

30 – 90 days

Comments

At one time a Quiznos Restaurant, this strata unit is highly glazed on the east and north walls. The original 12’ x 14’ grade level loading door was removed to accommodate the restaurant but could be easily reinstalled on the east wall where the restaurant entrance was located. With an abundance of glazing this strata unit, with ample parking and strategically located at the entrance to Tilbury Industrial Park, would make an excellent warehouse-showroom.





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FOR MORE INFORMATION, CONTACT:

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