

6,669 SF**OPPORTUNITY**

This 6,669 SF industrial space offers a highly functional layout for manufacturing and storage. It features two grade loading doors, 21' clear ceilings, excellent exposure and heavy power to support heavy-duty operations. The space also includes private offices, retail/showroom spaces, a shop office, a lunchroom, and a shower, providing a well-equipped and efficient work environment. Transportation efficiencies for trucking, employee commuting and customers alike.

LOCATION

Tilbury Industrial Area, located in North Delta, is sought after by industrial users due to relative proximity to major transportation routes such as Highways 91, 99 and the South Fraser Perimeter Road (SFPR). The SFPR is a 40 kilometer, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.

PROPERTY FEATURES

- 2 rear grade loading doors
- Concrete tilt-up construction
- HVAC office space
- Attractive landscaping
- Private offices
- Lunchroom
- Retail/Showroom
- Shower
- 200 amps, three phase power (tenant to confirm)
- 21' clear ceiling height

ZONING

I-2 (Medium Impact zoning Industrial) permitting a wide range of industrial uses including most manufacturing functions, warehousing, wholesaling, food, assembly and distribution assembly and light manufacturing.

LEASE RATES

Basic Rent: \$19.50 psf

ADDITIONAL RENT (2025)

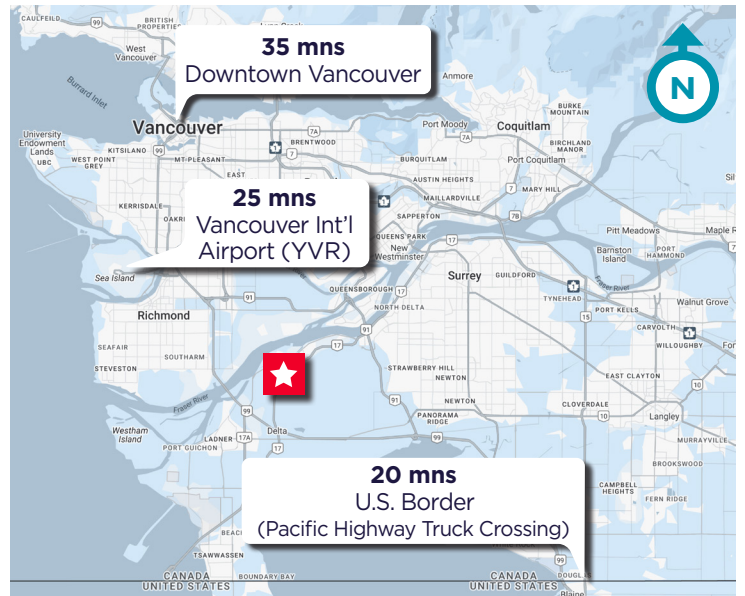
Estimated at \$5.71 psf*

*inclusive of management fee

AVAILABLE AREA

Ground Floor Office/Showroom	1,120 SF
2nd Floor Office	1,120 SF
Warehouse	4,429 SF
Total	6,669 SF

AVAILABILITY 60 days notice



For more information, please contact:

ALEX EASTMAN
Associate

+1 778 986 7300

alex.eastman@cushwake.com

GRAHAM WILLIAMS
Senior Associate

+1 604 608 5938

graham.williams@cushwake.com