103 - 7073 VENTURE STREET

DELTA, BC



FOR LEASE

2,984 SF WAREHOUSE WITH DOCK LEVEL LOADING

CUSHMAN & WAKEFIELD



Warehouse



Office

PROPERTY HIGHLIGHTS

OVERVIEW

103 - 7073 Venture Street is a 2,984 SF industrial strata unit in Tilbury Industrial Park, Delta, comprising 2,133 SF of warehouse and 851 SF of mezzanine with separate entrances serving each. The unit includes a washroom on the second floor. Loading is rear dock level with a leveller, and the loading yard accommodates 53 foot trailers. The unit is serviced by 3-phase power with three (3) designated parking stalls. Zoning is I-2 (Medium Impact Industrial), permitting manufacturing, distribution, and warehousing uses.

PROPERTY FEATURES

- One (1) rear dock loading door with leveller
- 22’ clear ceiling height
- 3-phase electrical service
- Three (3) parking stalls
- Gas-fired heater in warehouse
- Separate warehouse and office entrances
- Strategic location near Highways 99, 91, 17 and Deltaport Terminal

FLOORPLANS

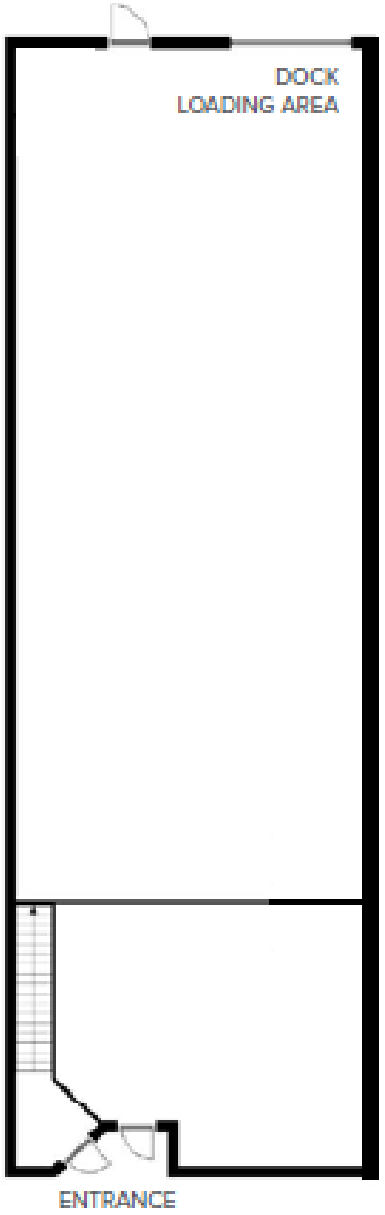


Dock with levelers

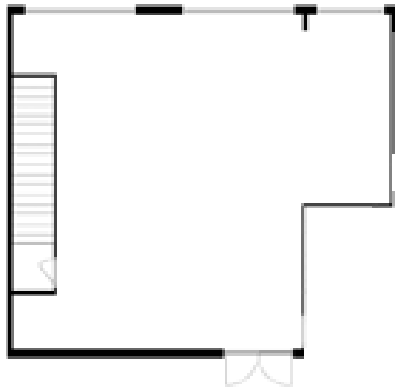
SALIENT DETAILS

UNIT 103		
LEASABLE SIZE	First Floor Warehouse	±2,133 SF
	Mezzanine	±851 SF
	Total	±2,984 SF
ZONING	I2	
PARKING	3 stalls	
LOADING	1 dock with leveller	
BASIC RENT	Contact Listing Agents	
ADDITIONAL RENT	Contact Listing Agents	

FIRST FLOOR WAREHOUSE



MEZZANINE



UNIT 103





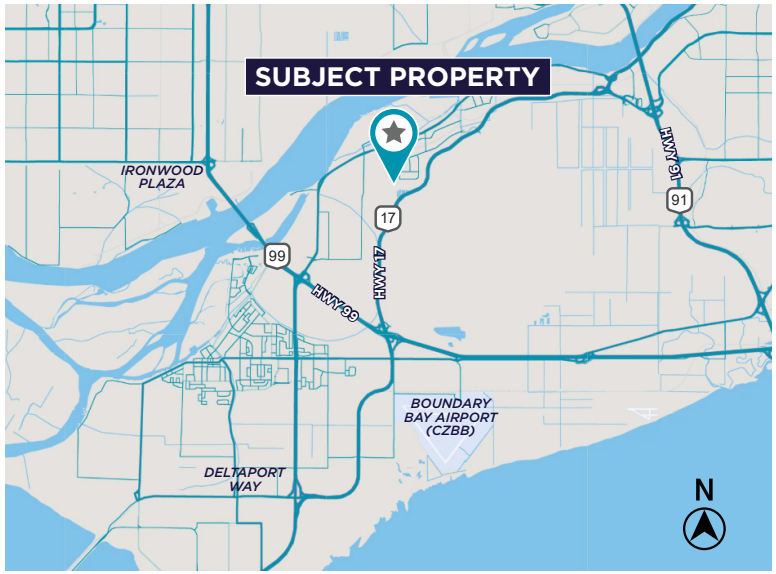






TILBURY INDUSTRIAL PARK

Located within Delta's established Tilbury Industrial Park, the property offers excellent access to Highways 99, 91, and 17A, with convenient connections to Deltaport, Tsawwassen Ferry Terminal, the Fraser Valley, and the Canada-US border. The area is one of Metro Vancouver's premier industrial and logistics hubs, home to a diverse mix of distribution, logistics, manufacturing, and transportation users, including major occupiers such as FortisBC, Amazon, Lululemon, and Lineage Logistics.





DEMOGRAPHICS

Delta Population
108,455

Population Growth
6.1%

Average HH Income
$127,800

Employment Rate
59%

Source: 2021 Census data; population number is a projection.

DRIVING TIMES

Highway 17	4 mins
Highway 99	7 mins
Highway 91	10 mins
Tsawwassen Ferry Terminal	22 mins
Deltaport Container Terminal	22 mins

For more information, please contact:

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