FOR SALE OR LEASE

UNIT 5
7218 PROGRESS WAY

Delta, BC

CUSHMAN & WAKEFIELD

REDUCED PRICE
$14.00 PSF YEAR 1 LEASE RATE



WAREHOUSE AND OFFICE SPACE FOR SALE OR LEASE

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BUILDING HIGHLIGHTS



THE OPPORTUNITY

To secure a fully improved turn key industrial strata unit totaling 2,642 SF in the sought after Tilbury Industrial area. Buyer/Tenant's will be provided with vacant possession.

SALIENT DETAILS

ASKING PRICE	~~$1,300,000~~ **PRICE REDUCED TO** $1,275,000
ASKING LEASE RATE	Please Contact listing agents
ZONING	(I-2), Medium Impact Industrial)
AVAILABILITY	Immediate

BUILDING FEATURES

- Loading: One rear grade level door (12' x 10')
- Clear ceiling height: 20'9" in the warehouse area
- Heating: Gas forced air in the warehouse area
- Ground floor boardroom
- Ground floor lunchroom
- Two (2) second floor private offices with natural light
- Two (2) washrooms – one on the ground floor and one on the second floor with shower
- Security system: Bosch Intrusion alarm with Avigilon intercom and FOB system

PROPERTY PHOTOS













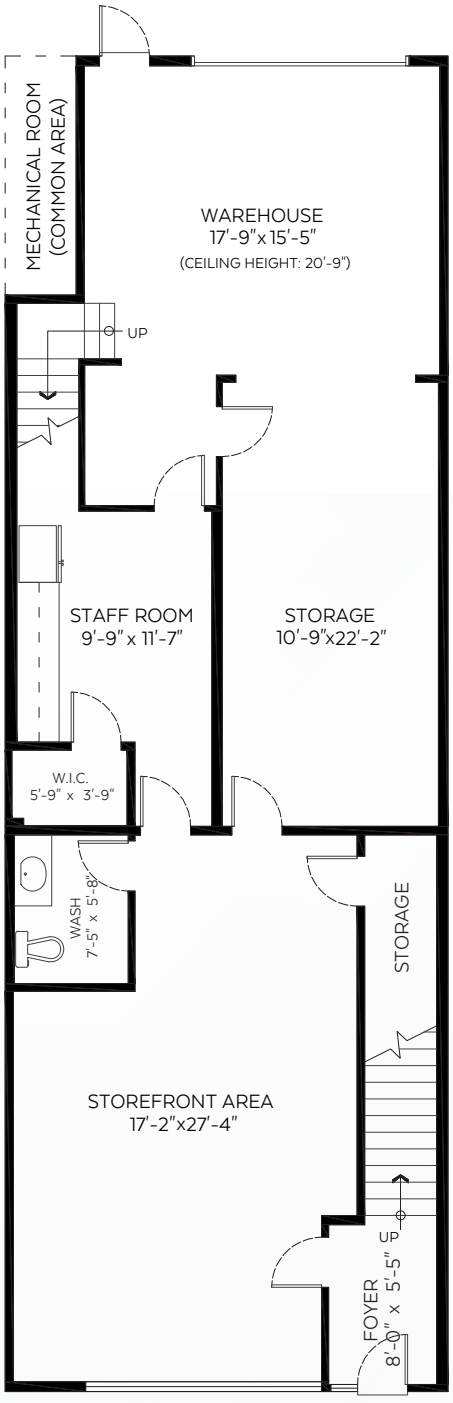


FLOOR PLAN

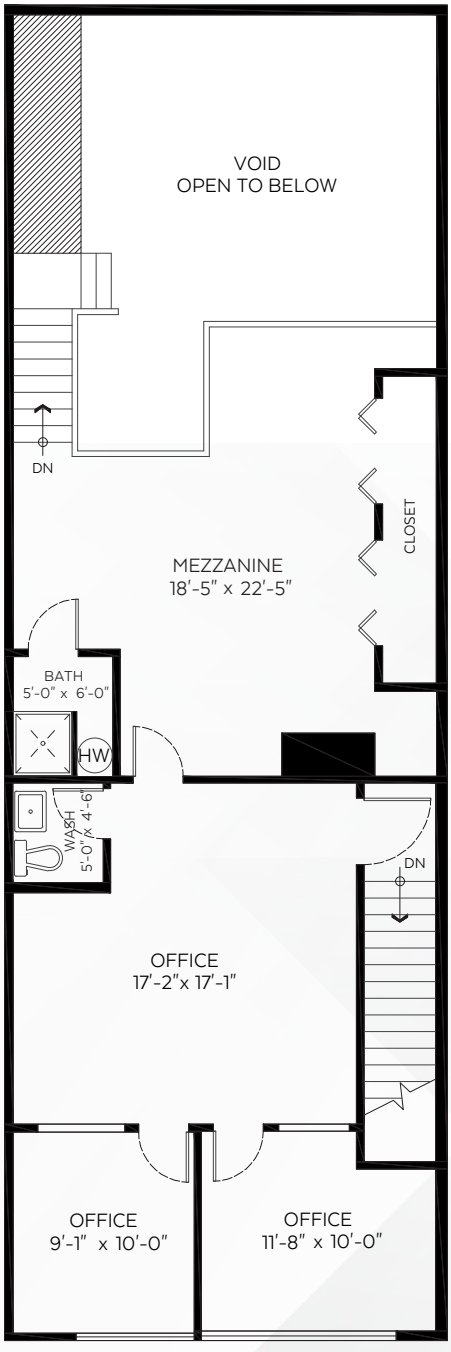
AVAILABLE AREA

GROUND FLOOR	2,028 SF
SECOND FLOOR	614 SF
TOTAL SPACE	**2,642 SF***

**As per the strata plans*



OFFICE/WAREHOUSE



MEZZANINE

**Above plans are not exactly as built*

LOCATION MAP



DRIVE TIMES TO/FROM 7218 PROGRESS WAY

1.	South Vancouver	20 mins
2.	Vancouver International Airport	20 mins
3.	Highway 91	10 mins
4.	South Fraser Perimeter Road (Hwy 17)	7 mins
5.	Highway 99	7 mins
6.	Delta Port	20 mins

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