



# 7672 Progress Way

DELTA, BC

**FOR SALE - UNIT 106**



# PROGRESS WAY BUSINESS CENTRE

## OPPORTUNITY

A unique opportunity to own a brand new, state-of-the-art industrial warehouse space in the City of Delta. Centrally located in Metro Vancouver, Progress Way Business Centre is the only high-exposure project west of Surrey. Built by Beedie, this 13,744 square foot industrial strata unit comes equipped with best-in-class specifications including pre-built mezzanine space, 32' ceiling heights, ample 3-phase power, LED lighting, ESFR sprinklers, and dock & grade loading. Combining the prominent location with Beedie's market-leading construction, Progress Way Business Centre is the best large-bay strata project available today.

## LOCATION

Progress Way Business Centre is located along Progress Way with prime exposure to Highway 17 (the South Fraser Perimeter Road) within Delta's sought-after and rapidly growing Tilbury industrial area. This industrial facility offers convenient access to all Metro Vancouver main thoroughfares including Highway 17, Highway 91, and Highway 99.

**ZONING**  
I2 - Medium Impact Industrial

**COMPLETION DATE**  
November 2022



**CONSTRUCTION**  
Concrete tilt-up insulated panels

**CEILING HEIGHT**  
32' clear

**POWER**  
3-phase, 2,500 amps at 347/600 volt dedicated service to the building

**LOADING**  
Dock & grade loading

**LIGHTING**  
High efficiency LED fixtures

**SKYLIGHTS**  
Warehouse skylights

**INTERIOR WALLS**  
To be painted white for greater illumination

**SPRINKLERS**  
ESFR sprinkler system

**FLOOR LOAD**  
700 lbs PSF war house floor load capacity

**HEATERS**  
Gas-fired unit heaters

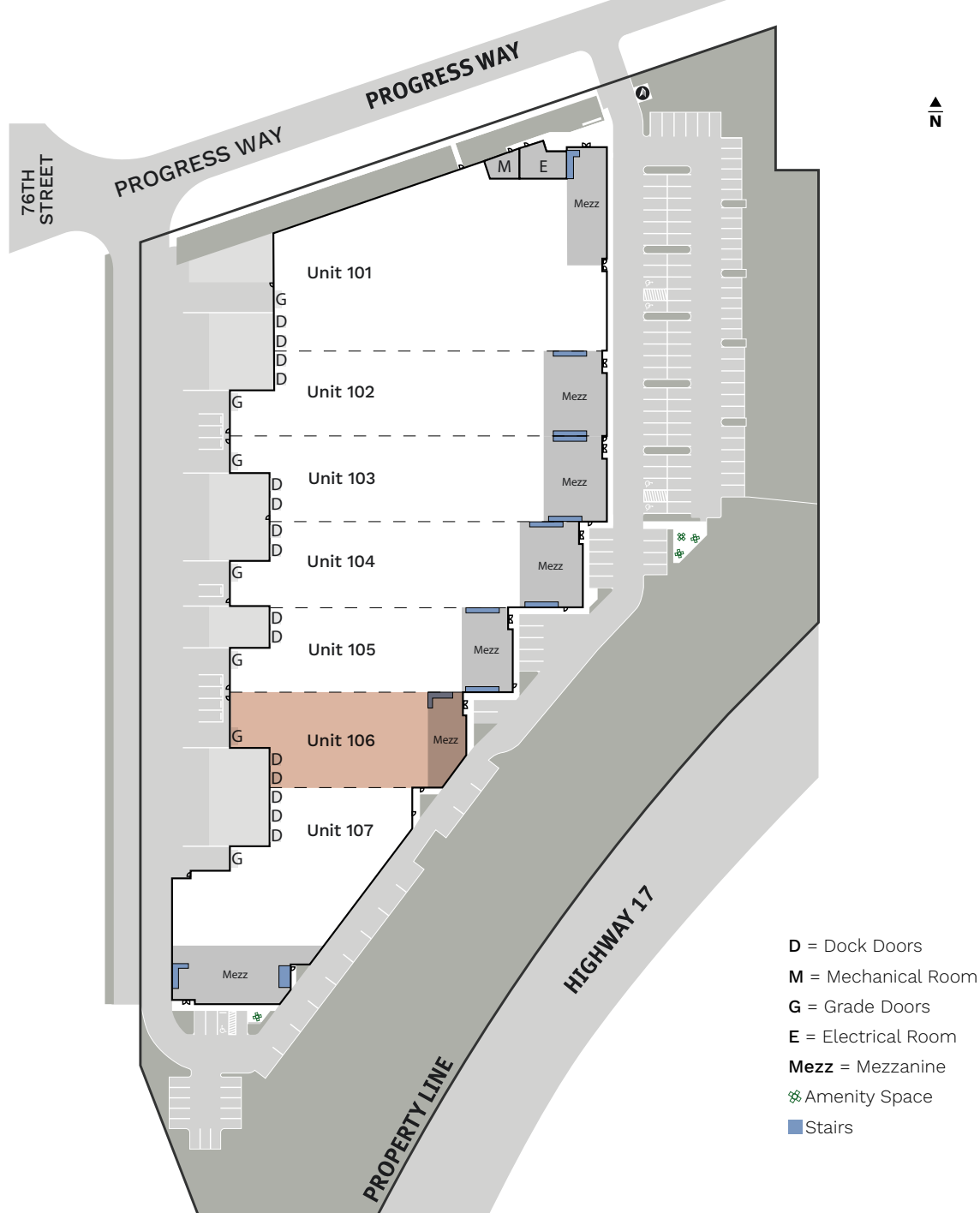
**RECIRCULATION FANS**  
Ceiling fans located near loading doors

**TURN-KEY OFFICE**  
Complete & custom build-out options available

**MEZZANINE**  
Structural steel with design loads to 100 lbs PSF

**SUPERIOR LOCATION**  
Prime exposure to Highway 17 (SFPR)

**TELECOMMUNICATIONS**  
Fibre optic cable will be brought to the service room & distributed to each unit by TELUS



Unit Footprint	<b>11,912 SF</b>
Mezzanine	<b>1,810 SF</b>
Total	<b>13,722 SF</b>
Loading	<b>2 Dock &amp; 1 Grade</b>
Parking	<b>15 Stalls</b>
Asking Price	<b>Please Contact Listing Agents</b>







## PROGRESS WAY BUSINESS CENTRE

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