



# #3-7449

Hume Avenue  
Delta, BC

## FOR LEASE

3,050 square feet of  
warehouse and office space

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\* Personal Real Estate Corporation

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# Unit 3 - 7449 Hume Avenue, Delta, BC




## 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).

 Available Area\*:  
Ground Floor: 2,250 SF  
Second Floor Office: 800 SF  
Total: 3,050 SF  
\*All sizes are approximate and must be verified by tenant

 Zoning:  
I2 (Medium Impact Industrial)  
The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses

 Basic Rent:    Additional Rent:  
\$18.50 PSF    \$4.50 PSF

 Available:  
Immediately



## PROPERTY HIGHLIGHTS



18' Clear ceiling height



10' x 14'  
Grade loading door



3-phase electrical service



Three (3) parking stalls



Concrete tilt-up construction

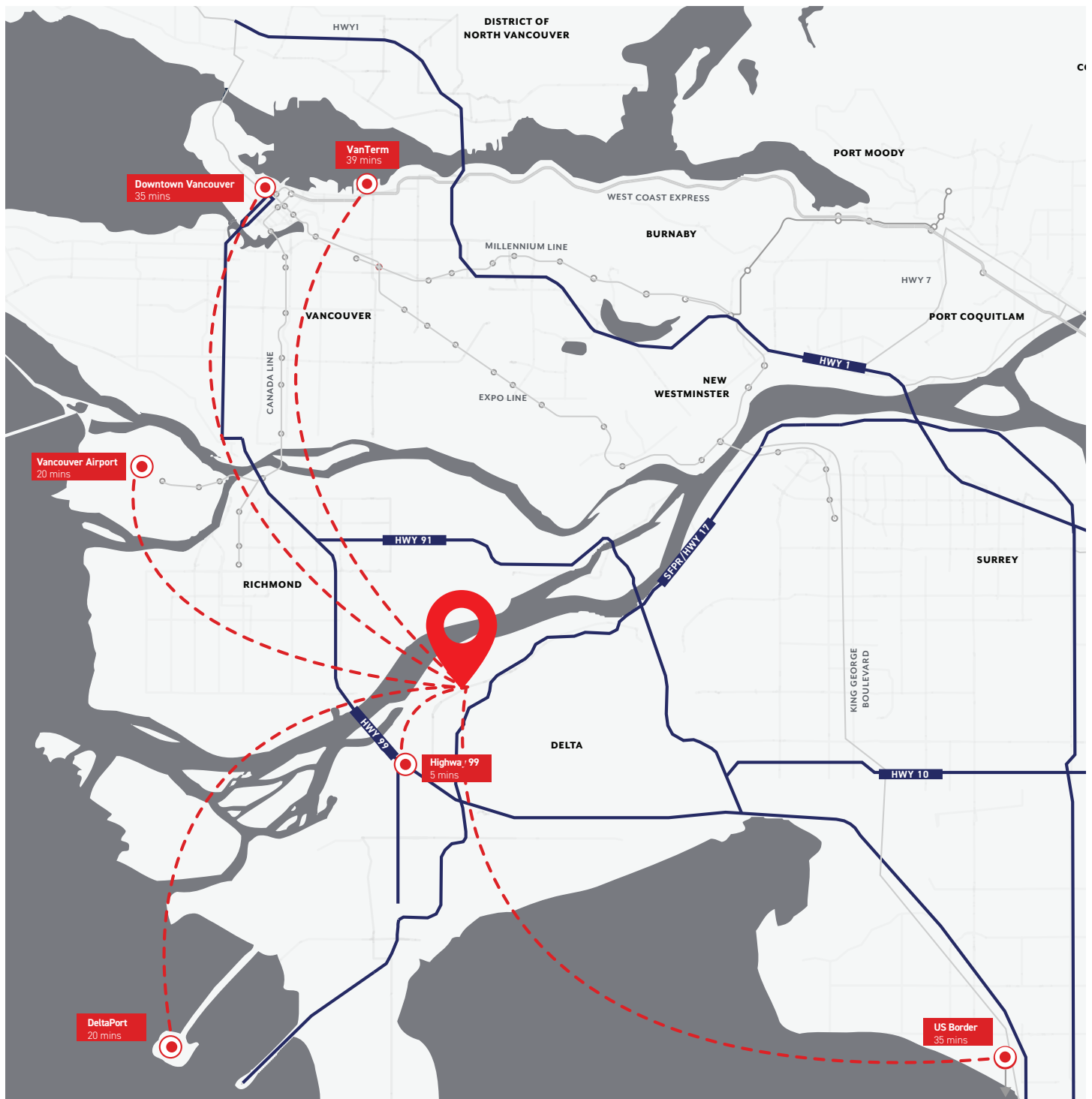


HVAC system



Gas-fired heating in  
warehouse





## Contact

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