

FOR LEASE

Extraordinary scale with the
flexibility and location to match.

CLEAR HEIGHT CEILINGS

40'

AVAILABLE SPRING

2024

SIZE (SF)

377,987

7233
PROGRESS WAY
Delta, BC

Developed by
Beedie/

Marketed by
JLL



OPPORTUNITY

JLL is pleased to present the rare opportunity to lease a brand new freestanding facility within Delta’s sought-after Tilbury Industrial Park. Designed to accommodate up to 377,987 SF of state-of-the-art industrial space, this tier-one Beedie-built distribution facility boasts a number of industry-leading specifications including 40’ clear ceilings, 48 dock and 2 grade-level loading doors, warehouse skylights and floor to ceiling glazing providing ample natural lighting throughout and more. Strategically positioned, 7233 Progress Way also offers prime exposure with terrific signage opportunities along 72nd Street, Progress Way and Vantage Way.



ZONING
I2 - Medium Impact Industrial Zone



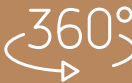
COMPLETION DATE
Q2 2024 for joint-fixturing



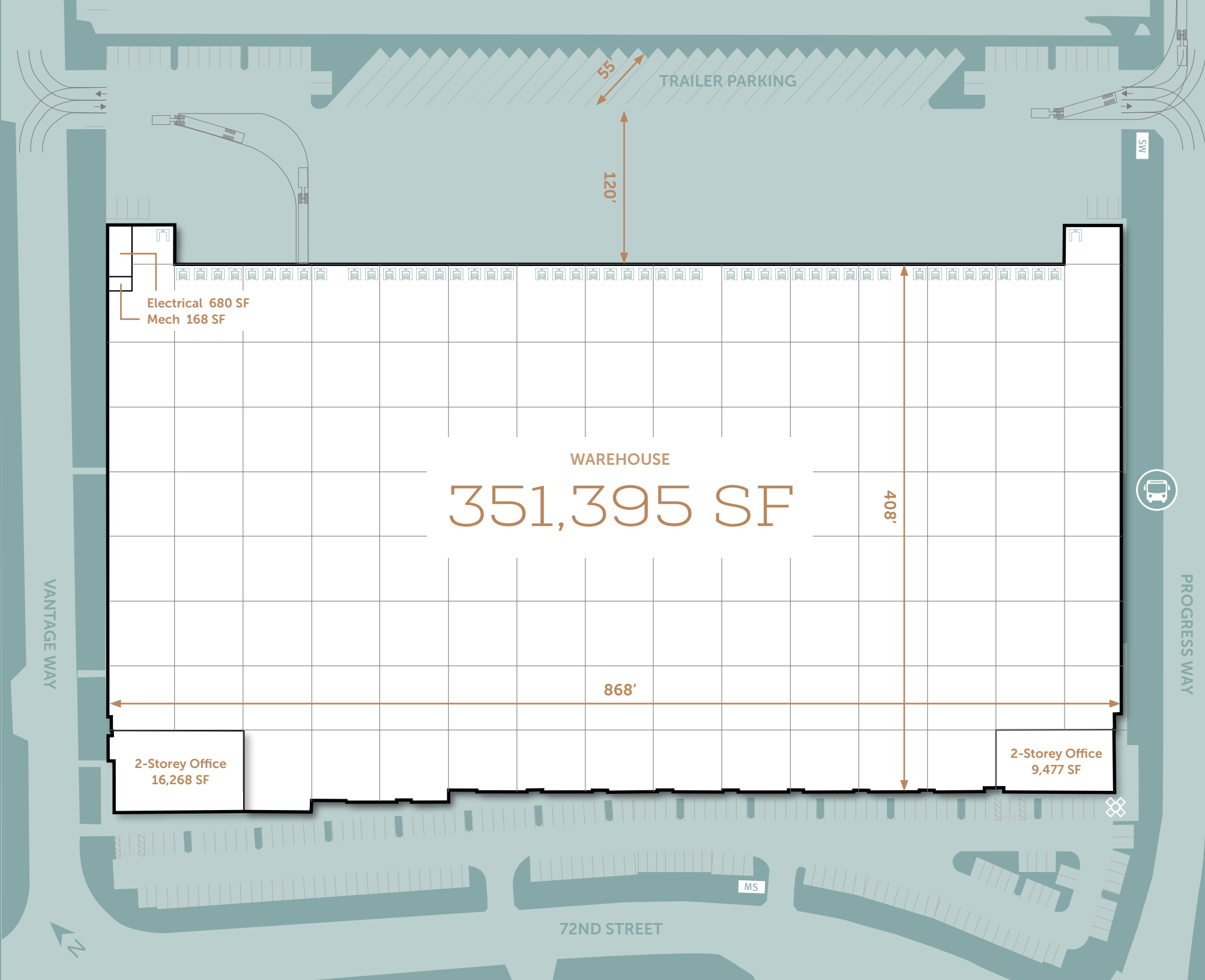
LEASE RATE
By proposal



OPERATING COST
\$4.39 PSF (estimated 2024) and includes management fee



[LINK TO VIRTUAL TOUR](#)



LEGEND



2 GRADE DOORS



48 DOCK DOORS



59' X 50'
COLUMN SPACING



BUS STOP



AMENITY AREA



MONUMENT SIGN



30 TRAILER
PARKING STALLS



236 PARKING STALLS



LIGHTING

High efficiency LED fixtures



RECIRCULATION FANS

Ceiling fans located near loading doors



CEILING HEIGHT

40' Clear warehouse



SKYLIGHTS

6' x 6' Skylights



HEATERS

Gas-fired unit heaters



PARKING

6 Accessible stalls,
171 Regular stalls,
59 Small stalls



SPRINKLERS

ESFR Sprinkler system



INSULATION

R30 Roof Insulation

BUILDING FEATURES

*Specifications can be adjusted as required for built-to-suit users.



TURNKEY OFFICE

Complete & custom
build-out options available



CONSTRUCTION

Concrete tilt-up
insulated panels



WAREHOUSE INTERIOR

Painted interior walls for
greater illumination



POWER

Substantial main electrical
service will be designed based
on end-user requirements



FLOOR LOAD

Warehouse live load 700 lbs PSF
Mezz live load 100 lbs PSF



DOCK LEVELLERS

40,000 lbs automated
hydraulic dock levellers at
all dock positions



LOADING

48 Docks & 2 grades



GREEN BUILDING

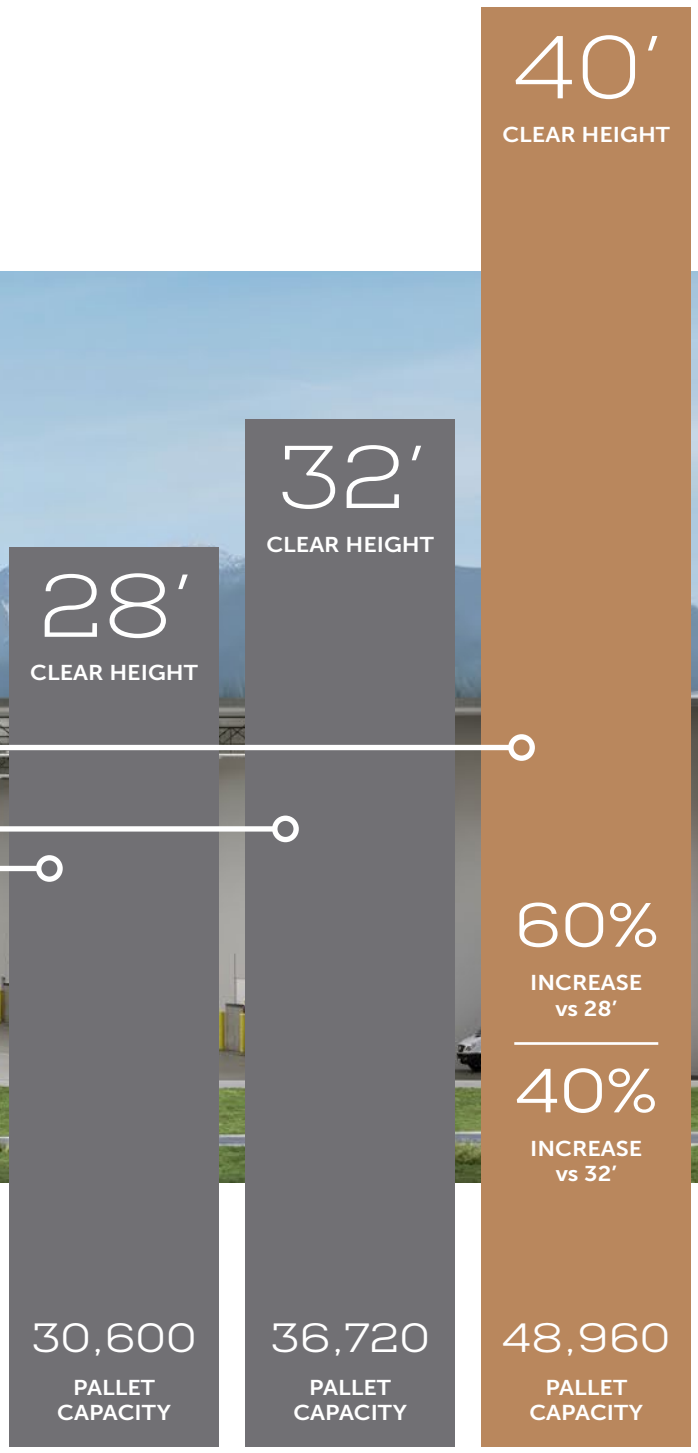
Low VOC materials

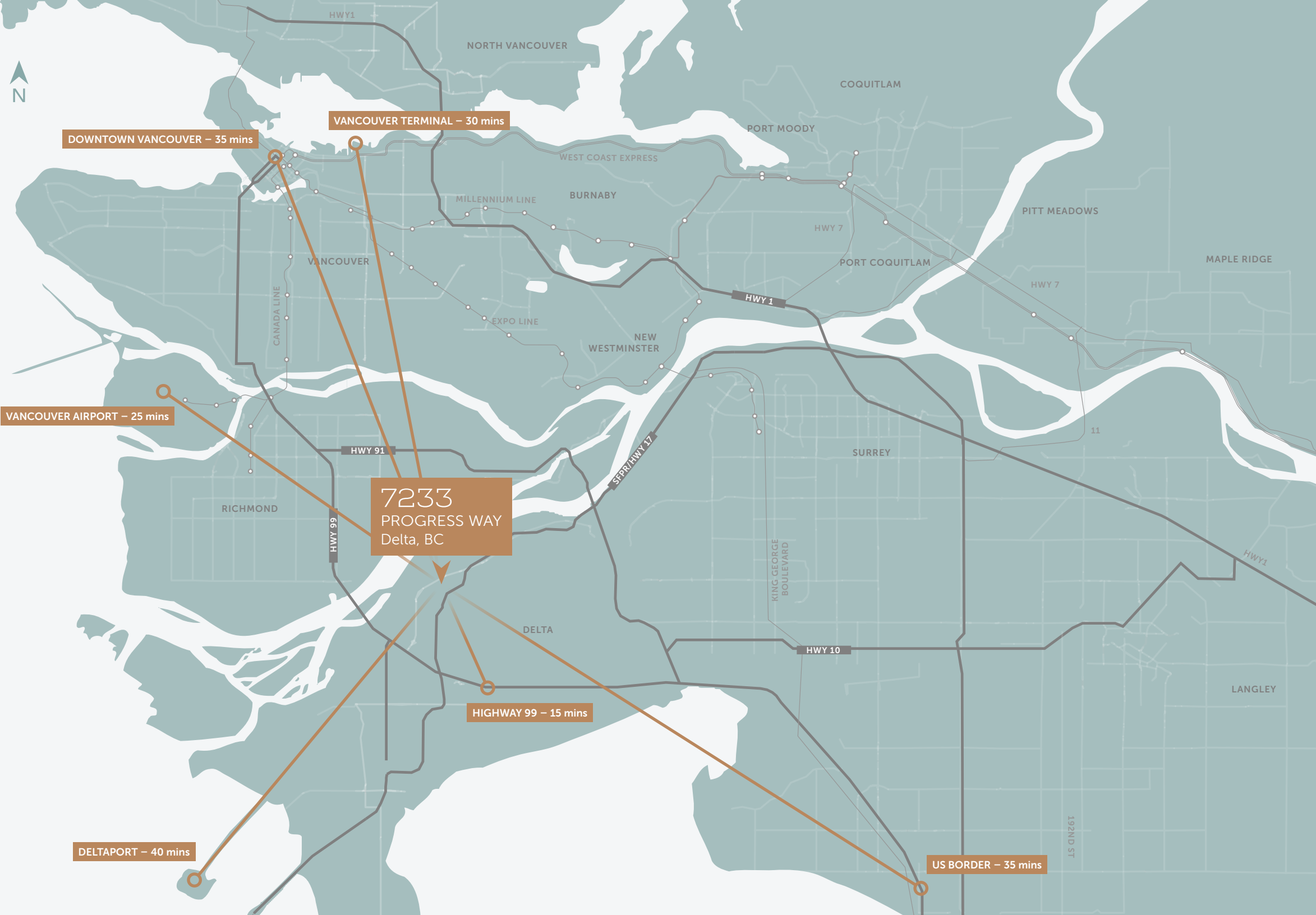
PALLET CAPACITY

BEST-IN-CLASS 40' CLEAR HEIGHT ADVANTAGE

With best-in-class warehouse clear heights, 7233 Progress Way is designed to provide excellent cubic efficiency and maximum return on investment for industrial occupiers. 7233 Progress Way will offer a 60% increase in pallet storage capacity relative to 28' clear height buildings and a 40% increase relative to 32' clear height buildings.

*Each estimate is based on 4' GMA pallet load height with minimum beam height and lift-off clearance.
*Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Information should be verified by an independent racking consultant.





LOCATION

Centrally located within Tilbury Industrial Park, with frontage along Progress Way, 72nd Street and Vantage Way, 7233 Progress Way offers easy access via River Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, DeltaPort Container Terminal, Fraser Valley and the US Border. The nearby bus stop on Progress Way provides convenient access to public transit for commuters.





SUSTAINABLE BUILDING PRACTICES

Beedie is committed to continually improving the environmental sustainability of our operations, business activities, and developments. Through our sustainability initiatives, we are building community, reducing our waste, enhancing our natural environment, and limiting the drivers of climate change through:

1 On-Site Conservation & Management

- Waste management & landfill diversion programs
- Robust erosion & sediment control measures in place throughout construction
- Drought-tolerant plant species within landscaped areas to reduce watering requirements

2 Shell Building Designs With a Lower Carbon Approach in Mind

- High-efficiency LED lighting, photocell sensor interior & exterior lighting
- R30 roof insulation
- Natural lighting from 6' x 6' warehouse skylights
- Low-E coated glazing in thermally-broken aluminum framing to minimize solar heat gain & thermal bridging
- Automatic faucets & low-flow fixtures

3 Planning For the Future

- Conduits for Level II future EV chargers
- Customized tenant improvements to meet corporate ESG requirements

About The Developer

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 12 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

www.beedie.ca

CASEY BELL*

Executive Vice President, Industrial
604 998 6014
casey.bell@am.jll.com

MIKE THOMPSON*

Executive Vice President, Industrial
604 998 6036
mike.thompson@am.jll.com

BAKTASH KASRAEI, SIOR

Vice President, Industrial
604 998 6016
baktash.kasraei@am.jll.com

CONTACT

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