



For
Lease

**11,302 SF Office/Warehouse space
with dock & grade loading**

#206-6901 72nd Street
Delta, BC

LOCATION

The subject property is conveniently located on 72nd Street in Tilbury West Corporate Centre II. This location provides easy access to major arterial routes including Highway 99 and Highway 91, which connects the business park to surrounding municipalities of Richmond, Vancouver and Burnaby. The Canada/US Border, the Vancouver International Airport, the Tsawwassen Ferry Terminal and the container port of Roberts Banks are within thirty minutes from the subject property.

ZONING


I2 (Medium Impact Industrial)
Permits a wide range of industrial uses including general warehousing and distribution, manufacturing, assembly and wholesaling.


BUILDING AREA


Ground Floor Warehouse Area	9,483 SF
Second Floor Office Area	1,819 SF
Total	11,302 SF

BUILDING FEATURES

- ✓ 26’ clear ceiling height
- ✓ Two (2) dock and one (1) grade level loading door
- ✓ ESFR sprinkler system
- ✓ Concrete tilt-up construction built by Beedie
- ✓ 3-Phase, 200 amp, 600 volt electrical
- ✓ Gas fired heating
- ✓ Two (2) washrooms
- ✓ 11 designated parking stalls
- ✓ High efficiency LED fixtures

 **ASKING LEASE RATE:**
\$23.00 PSF Net

 **ADDITIONAL RENT:**
\$5.63 PSF

 **AVAILABILITY:**
April 1st, 2023





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