



For  
Sublease

**9,688 SF Warehouse & Office  
Space with Dock & Grade Loading**

Units 2 & 3 - 7959 82nd Street  
Delta, BC



LOCATION

7959 82nd Street is located just north of the only Highway 17 interchange accessing Tilbury Industrial Park. Highway 17 (or the South Fraser Perimeter Road) connects Deltaport, Highway 99 and Highway 91 while providing quick and efficient access to the Trans-Canada Highway and the Fraser Valley.


ZONING


I2 (Heavy Industrial)  
Allowing for a wide range of manufacturing, warehouse, storage, distribution, and processing uses.


AVAILABLE AREA\*

Ground Floor Office Area	1,175 SF
Mezzanine Storage Area	1,175 SF
Warehouse	7,338 SF
Total	9,688 SF

\*Areas are approximate and to be verified by subtenant.

 **ASKING LEASE RATE:**  
\$22.00 PSF Net

 **ADDITIONAL RENT:**  
TBD

 **AVAILABILITY:**  
July 1st, 2023

 **SUBLEASE TERM:**  
Expires June 29th, 2026

BUILDING FEATURES

- ✓ Beedie built in 1998
- ✓ 1 dock and 1 grade level loading door
- ✓ 24’ clear ceiling height
- ✓ Overhead gas forced-air heating system
- ✓ Warehouse skylights throughout the premises
- ✓ Fully sprinklered
- ✓ Offices serviced by HVAC



FLOOR PLAN



D = Dock Door  
G = Grade Door







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