

# 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

12 (Heavy Industrial)

Allowing for a wide range of manufacturing, warehouse, storage, distribution, and processing uses.

### **AVAILABLE AREA\***

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

<sup>\*</sup>Areas are approximate and to be verified by subtenant.



ASKING LEASE RATE: \$22.00 PSF Net



ADDITIONAL RENT:



AVAILABILITY:
July 1st, 2023



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



- **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







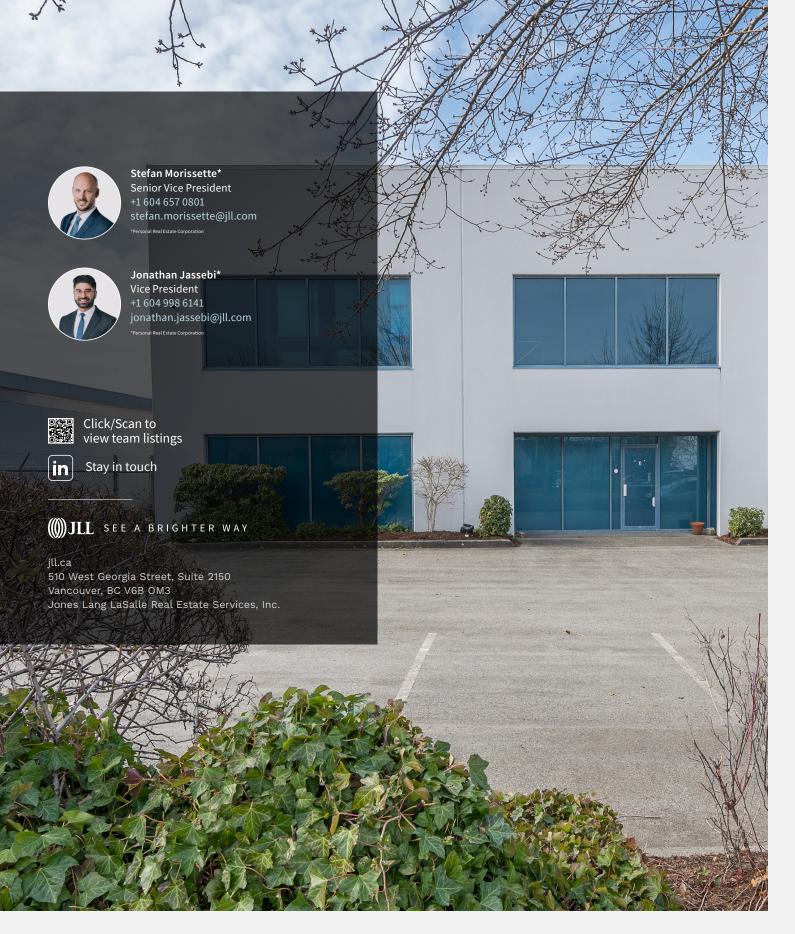
#### **FLOOR PLAN**





**G** = Grade Door





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