

# 7708 80th Street

Delta, British Columbia

**FOR LEASE**



**43,494 SF - 91,564 SF AVAILABLE**  
**ON 4.06 ACRES OF LAND**





# 7708 80th Street

Opportunity to lease a freestanding warehouse/distribution building totaling 91,564 square feet in the Tilbury Industrial Park of North Delta. The building features concrete tilt-up construction and offers convenient dock and grade loading doors and high ceiling warehouse space to accommodate a wide range of tenants. The site benefits from two points of access, ensuring smooth traffic flow, and includes a fenced and paved yard for added security and maneuverability.

## PROPERTY INFORMATION

WAREHOUSE	88,325 sf
GROUND FLOOR OFFICE	2,174 sf
SECOND FLOOR OFFICE	1,065 sf
TOTAL	91,564 sf
BASIC RENT	\$16.95 per square foot
ADDITIONAL RENT	\$5.20 per square foot (est.)
ZONING	I2: Medium Impact Industrial Zone



**DEMISING OPTIONS**  
43,494 SF - 91,564 SF



**AVAILABILITY**  
Immediate



**SITE**  
4.06-acre



**LOADING DOORS**  
13 dock, 3 grade



**CLEAR HEIGHT**  
24'



**SPRINKLER**  
ESFR

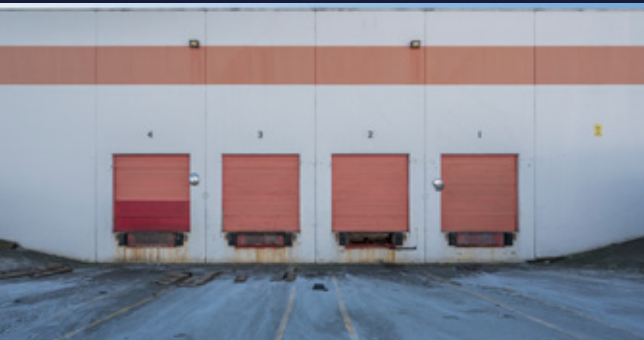


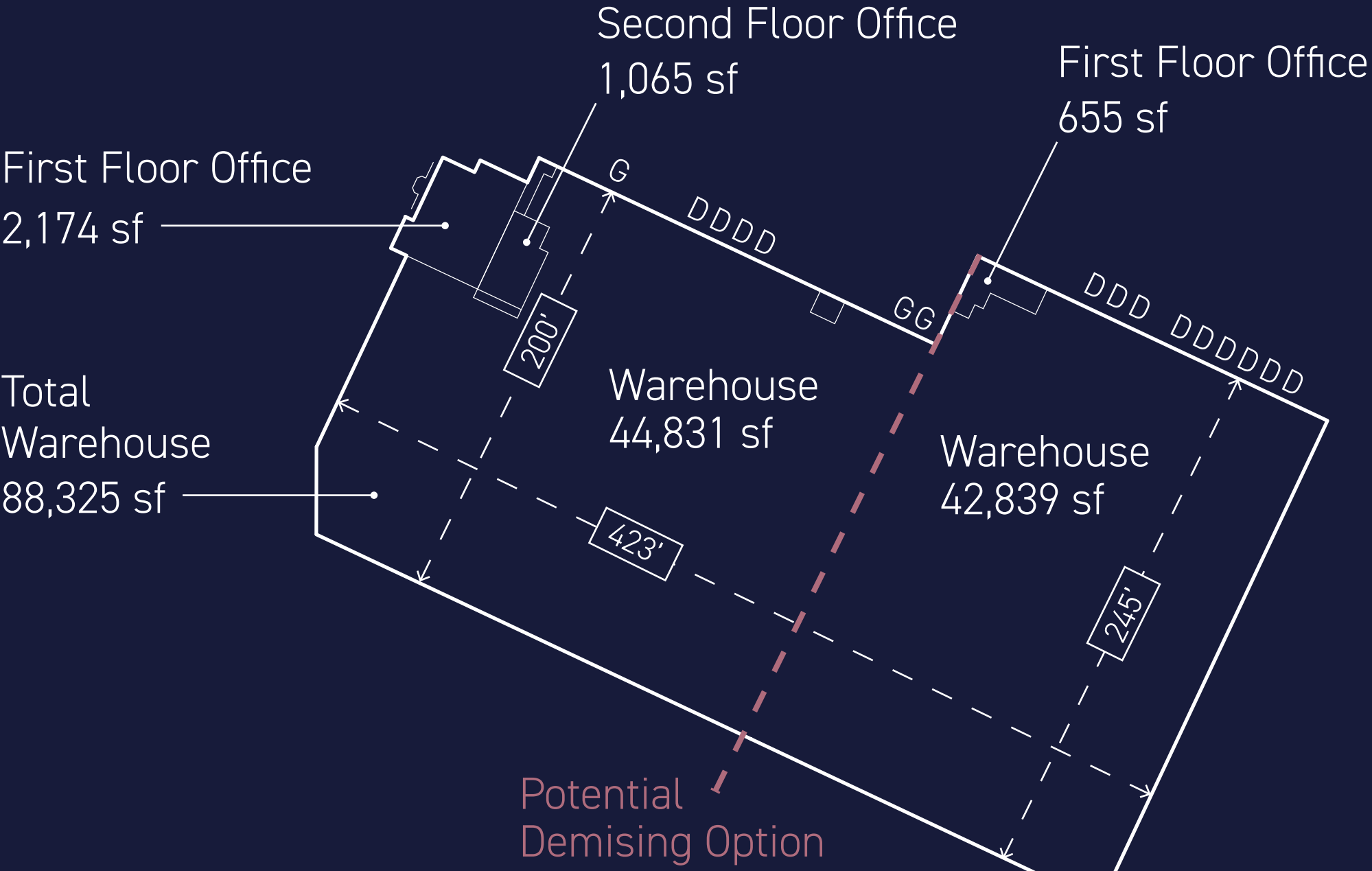




LOCATION OVERVIEW

7708 80th Street offers unparalleled convenience and accessibility in a prime location. Situated adjacent to the South Fraser Perimeter Road access point on 80th Street, this property provides seamless entry to the Tilbury Industrial Park. Its strategic placement places it right in the middle of Highways 99 and 91, granting quick and effortless access to an array of amenities, including restaurants, financial institutions, and various other amenities in both Delta and the western edge of Surrey. Moreover, occupants will enjoy the added advantage of toll-free accessibility to the Trans-Canada Highway, the primary thoroughfare of the region.









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