



 **JLL** SEE A BRIGHTER WAY

For lease

7480 Wilson Avenue
Delta, BC

DESCRIPTION

Opportunity to lease 1.5 acres of industrial land within the Tilbury Industrial Park.

LOCATION

The Tilbury Industrial Park in North Delta is sought after by industrial users due to relative proximity to major transportation routes such as Highways 91, 99 and the new South Fraser Perimeter Road (SFPR). The SFPR is a new 40 km, four lane, 80 km/h expressway extending along the south side of the Fraser River, from Deltaport Way to 176th Street (HWY 15) in Surrey, with connections to Highways 1, 91, 99 and the Golden Ears Bridge. The SFPR provides convenient access to and from the Deltaport, CN and CP intermodal yards.

Yard Space	1.5 Acres
Lease Rate	\$4.50 PSF (Gross)
Available	May 1, 2025



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