



 **JLL** SEE A BRIGHTER WAY

For sublease

#16, 17, 18 - 7163 Vantage Way, Delta

7,081 SF of office and warehouse space
with 2 grade and 1 dock loading

Opportunity to sublease units with 2 grade level and 1 dock level loading doors in Tilbury with finished office space.



Highlights:

- Quality tilt-up concrete construction
- Two (2) 10’x12’ rear grade loading and one (1) dock doors
- 3 phase power
- Overhead gas-fired unit heater in warehouse
- 24’ clear ceiling height

Building area:	7,081 SF
Lease rate:	17.95 PSF
Operating costs:	\$6.24 PSF (2025)
Sublease term expiry:	November 30, 2026
Availability:	Immediate



The subject property is located on Vantage Way in The Tilbury area of Delta. The location provides quick access to River Road and to Highways 17, 99 and 91 making it easy to access the Vancouver International Airport, Tsawwassen Ferry Terminal, Deltaport Container Terminal and the United State border.

Drive times:

- 30 minutes
CAN/US Border
- 39 minutes
Downtown Vancouver
- 19 minutes
Tsawwassen Ferry Terminal
- 20 minutes
Deltaport
- 22 minutes
YVR





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