



 **JLL** SEE A BRIGHTER WAY

# For sublease

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

7,081 SF of office and warehouse  
space with grade 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

<b>Building area:</b>	7,081 SF
<b>Lease rate:</b>	19.00 PSF
<b>Operating costs:</b>	\$6.24 PSF (2025)
<b>Availability:</b>	Immediate



## 7163 Vantage Way/Delta

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







**For more information, please contact:**

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