



 **JLL** SEE A BRIGHTER WAY

# For lease

#107 - 7088 Venture Street  
Delta, BC

1,609 SF in Tilbury Industrial Area

## Location

Tilbury Industrial Area, located 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).

## Building Features

- ✓ Concrete tilt-up construction
- ✓ Extensive window glazing
- ✓ Gas-fired heating in warehouse
- ✓ 2 assigned parking stalls
- ✓ Ample street parking
- ✓ HVAC office space



### AVAILABLE AREA\*

Office: 613 sf  
Warehouse: 996 sf  
Total: 1,609 sf

\*All sizes are approximate and must be verified by tenant.



**LOADING**  
1 grade



**AVAILABLE**  
Immediately



**LEASE RATE**  
\$16.00 psf per annum



**ZONING**  
I-2 (Medium Impact Industrial)



**ADDITIONAL RENT**  
\$8.17 psf per annum



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