



FOR LEASE

TILBURY BUSINESS PARK

7137 VENTURE STREET

DELTA, BC



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LOCATION

7137 Venture Street, a contemporary freestanding building strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in the Greater Vancouver area. This high quality, efficiently designed building offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, providing excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border.

LEASE RATE

Net Rent (\$12.50 psf)	\$23,134.38
Taxes & Op Costs (\$4.39 psf)	\$8,124.79
Monthly Rent (before GST)	\$31,259.17

ZONING

I2 Heavy Industrial. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

AVAILABLE

Immediately

AVAILABLE AREA

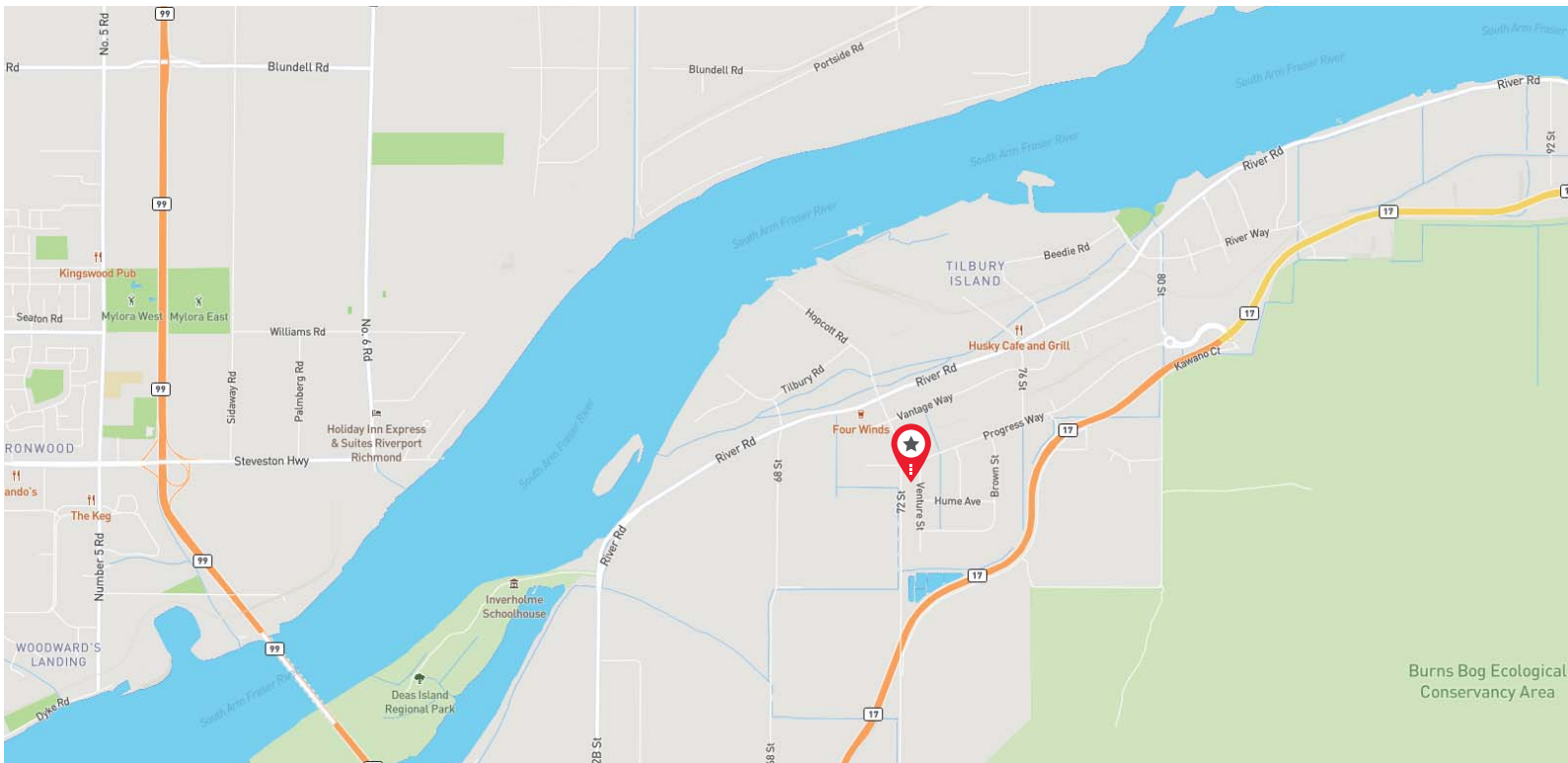
Warehouse	20,229 sf
Office	1,980 sf
Total	22,209 sf

FEATURES

- Quality tilt-up concrete construction
- Excellent truck manoeuvring area
- Four dock doors with levelers
- One 10' x 10' grade level door
- 600-volt 400-amp three phase power
- 21' clear ceiling height, fully sprinklered
- Office: T-bar ceilings, fluorescent lighting, HVAC, private offices, a boardroom and kitchen area
- Ample parking (25 stalls)
- Public transit available close by

ALSO AVAILABLE

A 12,550 sf security fenced, paved yard at the rear of the building also available for \$2.50 sf.



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