

**FOR SUBLEASE**

**115-6951 72<sup>nd</sup> Street**

DELTA, BRITISH COLUMBIA

9,481 SF Shell Warehouse With 2 Dock & 1 Grade Loading  
Doors In The Tilbury West Corporate Centre



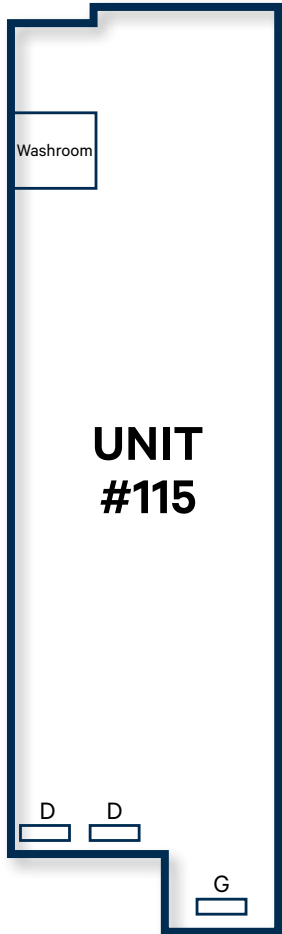
**THE  
INDUSTRIAL  
SPECIALISTS**

**CBRE**

# Unit size

## 9,481 SF

(Shell warehouse)



<b>LOADING DOORS</b>	2 dock & 1 grade
<b>CEILING HEIGHT</b>	30' clear
<b>BAY SIZE</b>	54' width x 178' length
<b>POWER</b>	3-phase 600 volt 200AMP
<b>PARKING</b>	9 dedicated stalls
<b>BASIC RENT</b>	Contact listing agents
<b>ADDITIONAL RENT</b>	\$7.95 PSF (2023 est.)
<b>OCCUPANCY</b>	February 1, 2024
<b>LEASE EXPIRY</b>	August 31, 2025

## I2 Zoning

**Medium Impact Industrial** - This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.

## Additional features

- Pure shell warehouse without mezzanine space
- ESFR Sprinklers



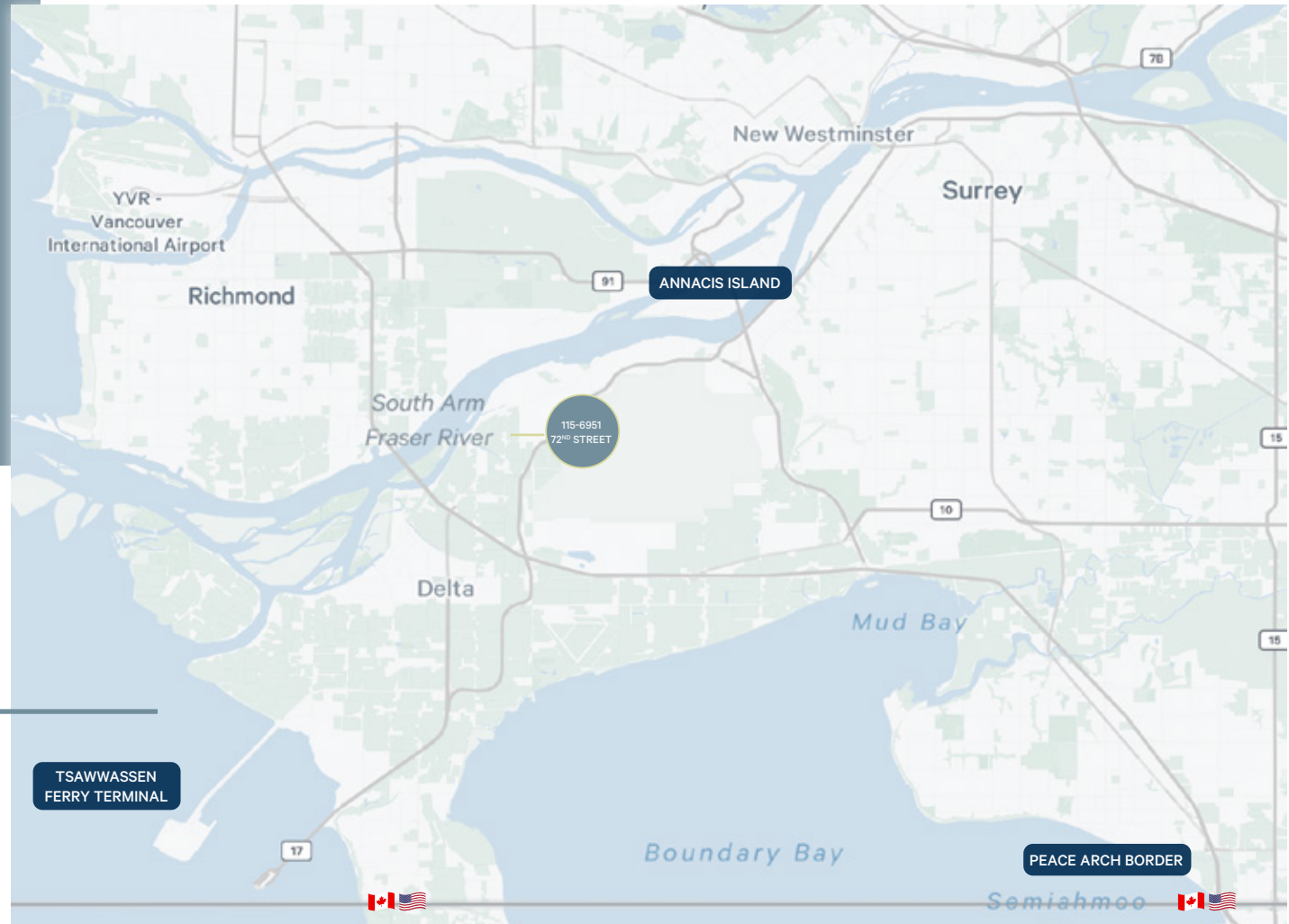
**115-6951 72ND STREET** DELTA, BRITISH COLUMBIA

# 115-6951 72ND STREET DELTA, BRITISH COLUMBIA

The subject property is located on 72nd Street, just south of Progress Way, within The Tilbury West Corporate Centre in Delta.

The park has excellent transportation links to most areas of the Lower Mainland, and is within 45 minutes of Vancouver's downtown core and port facilities, 30 minutes from Vancouver International Airport, 30 minutes from Tsawwassen Ferry Terminal and 30 minutes from the U.S. border.

Access to the South Fraser Perimeter Highway is a quick five minute commute from Tilbury West Corporate Center.



**45**  
MINS TO  
DOWNTOWN

**30**  
MINS TO YVR  
AIRPORT

**30**  
MINS TO  
TSAWWASSEN  
FERRY

**30**  
MINS TO PEACE  
ARCH BORDER

## Connect with us for more information

### Luc Soares

Sales Associate  
Industrial Properties Group  
778 372 1938  
luc.soares@cbre.com

### Joel Barnett

Personal Real Estate Corporation  
Executive Vice President  
Industrial Properties Group  
604 662 5570  
joel.barnett@cbre.com

### Steve Brooke

Personal Real Estate Corporation  
Senior Vice President  
Industrial Properties Group  
604 662 5147  
steve.brooke@cbre.com

theindustrialspecialists.com  
@theindustrialspecialists

**CBRE**



CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.