

RATE REDUCTION & DEMISING OPTIONS AVAILABLE

FOR LEASE

UNITS 110, 111 & 112

7799 BERG ROAD

DELTA, BRITISH COLUMBIA

**34,019 SF OF DOCK LOADING
WAREHOUSE IN TILBURY**

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THE
INDUSTRIAL
SPECIALISTS
CBRE

29,729 SF

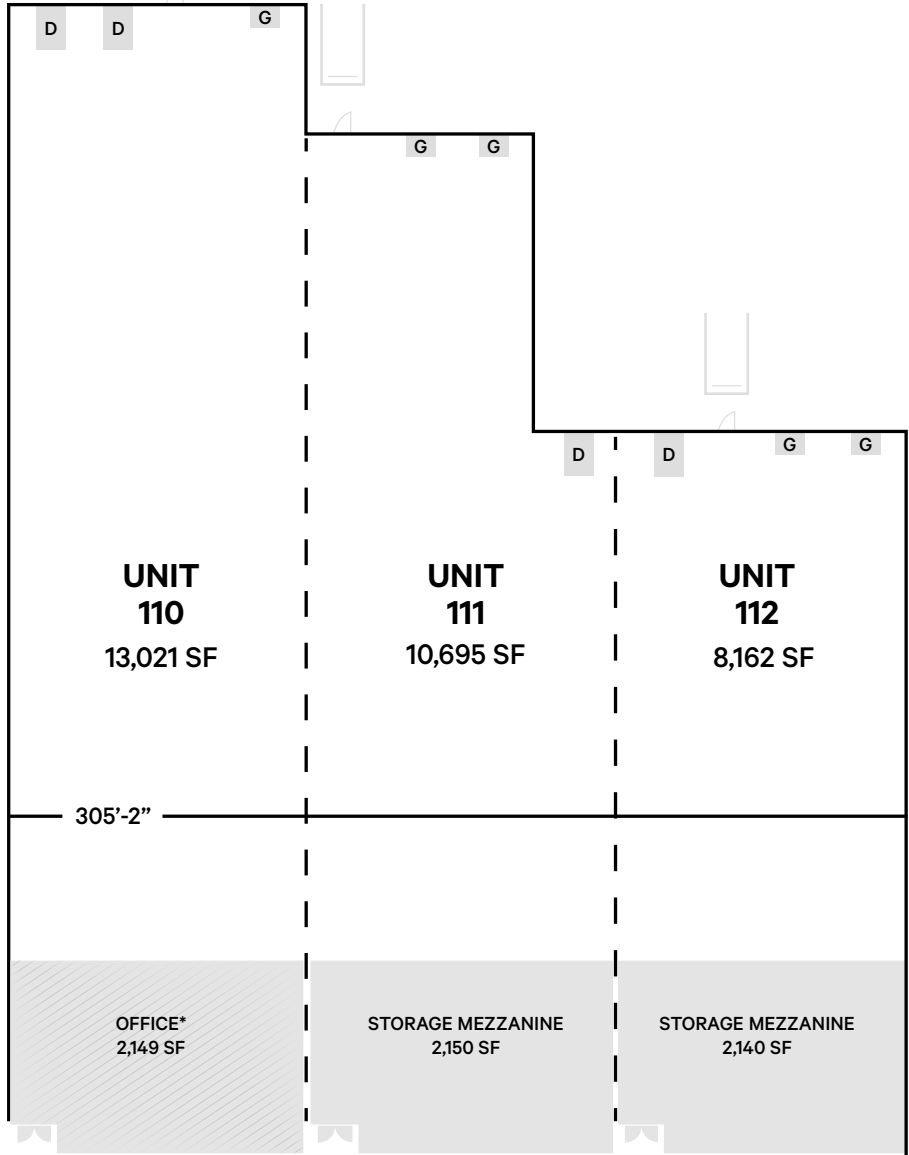
MAIN FLOOR WAREHOUSE



UNITS 110, 111 & 112 7799 BERG ROAD, DELTA

THE PROPERTY

NOT TO SCALE



*Not included in leasable area

Unit size

29,729 SF (Warehouse)
4,290 SF (Storage mezzanine)
34,019 SF Total

I2 Zoning

Medium Impact - Intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses

LOADING DOORS	4 dock & 5 grade
CEILING HEIGHT	32' clear
PARKING	48 stalls
BASIC RENT	Contact listing agents
ADDITIONAL RENT	\$4.75 PSF
AVAILABILITY	Immediately



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STORAGE MEZZANINE & LOADING



Property Features

- + Spacious loading court allows for easy truck maneuvering
- + Abundant parking for staff and customers
- + Extensive glazing and skylights provide natural light
- + Open layout warehouse area for efficient racking



UNITS 110, 111 & 112 7799 BERG ROAD, DELTA

7799 BERG ROAD Drive Times

5 mins

Highway 99

10 mins

Highway 91

30 mins

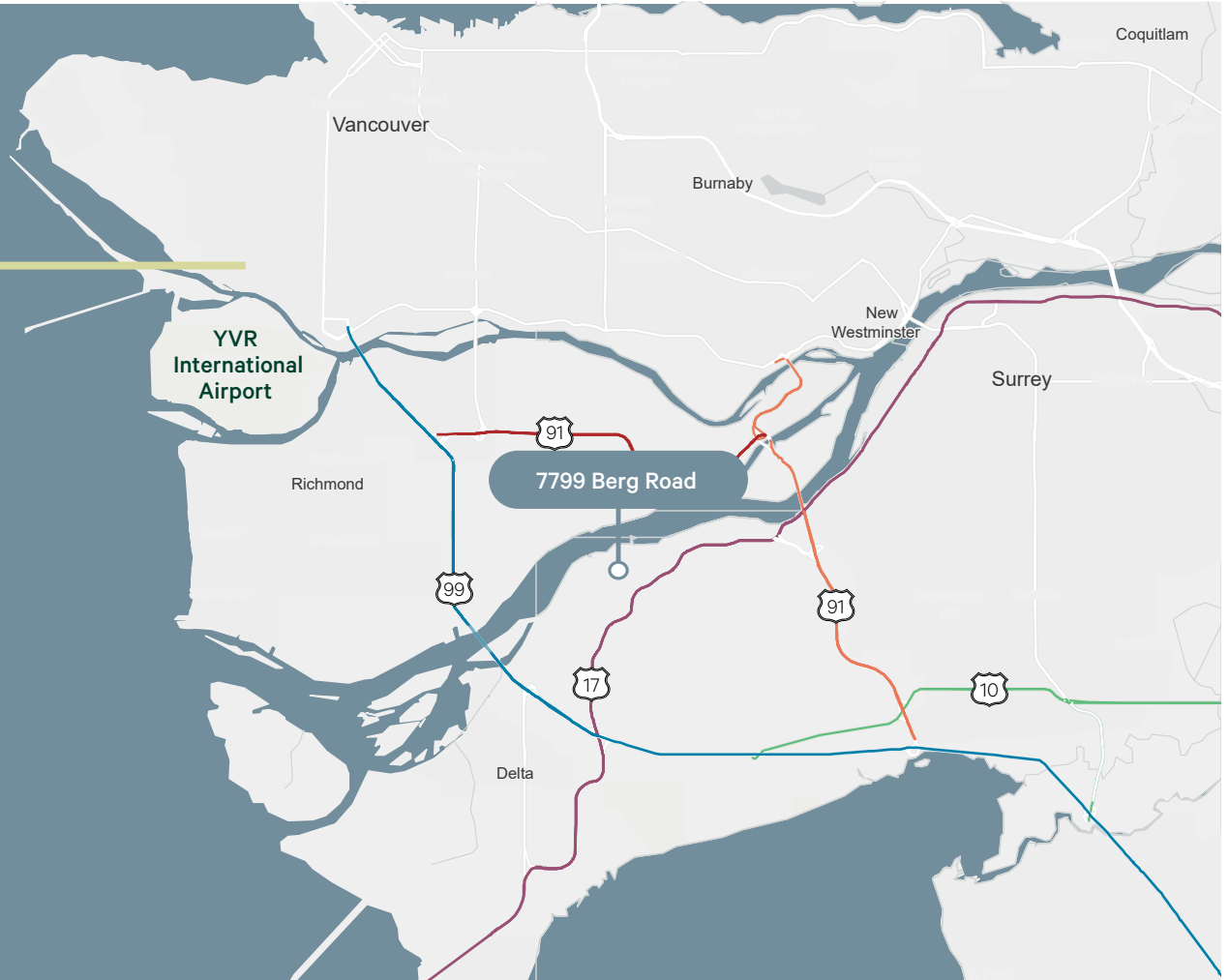
YVR Airport

40 mins

Downtown Vancouver

20 mins

Surrey



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theindustrialspecialists.com  [@theindustrialspecialists](https://www.instagram.com/theindustrialspecialists)

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