

**FOR LEASE**



**7424**

**Hume Avenue  
Units 5 & 6**

DELTA, BC

**3,225 SF  
WAREHOUSE UNITS**

**Nick Westlake**

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**CBRE**

# 7424 Hume Avenue Units 5 & 6

DELTA, BC

## PROPERTY DETAILS

- Contemporary concrete tilt-up warehouse facility designed to appeal to a variety of industrial tenants
- UNIT FEATURES**
  - 24' clear ceiling heights
  - Fully sprinklered throughout
  - Overhead gas-fired heating units
  - 3 phase electrical power
  - One (1) 12x14 grade level loading door per unit
  - Built-out office space with Unit #6, two private offices
  - Pylon signage opportunity
- SIZE**

UNIT 5	3,225 SF
UNIT 6	3,225 SF
- LEASE RATE**  
\$11.00 per sq.ft. triple net
- OP. COSTS & TAXES**  
\$5.00 PSF (estimate)
- AVAILABILITY**  
30 Days Notice

## LOCATION

Conveniently located on Hume Avenue in the Tilbury Industrial Park. This location provides easy access to major arterial routes including Highway 99 and Highway 91, which connects the business park to the surrounding municipalities of Richmond, Vancouver, and Burnaby. The Canada/US border, the Vancouver International Airport, the Tsawwassen Ferry Terminal and the container port at Robert Banks are within thirty minutes from the subject property location.



## FOR MORE INFORMATION CONTACT

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