



For Sublease

15,387 s.f. warehouse facility

**7978 82nd Street
Delta, British Columbia**

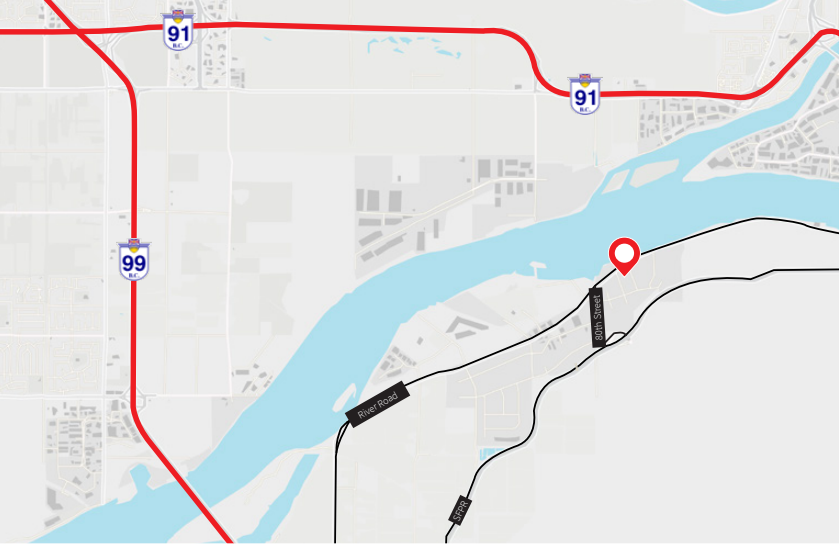
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|---------------------------|--|--------------------|
| AVAILABLE AREA: | Office | 1,268 s.f. |
| | Warehouse | 14,119 s.f. |
| | Total | 15,387 s.f. |
| ASKING LEASE RATE: | \$9.95 per s.f., net | |
| TAXES & OP. COSTS (2018): | \$4.28 per s.f. | |
| AVAILABLE: | 60 days notice | |
| DETAILS: | Long term lease available with Head Landlord | |
| ZONING: | I-2 (Heavy Industrial) | |

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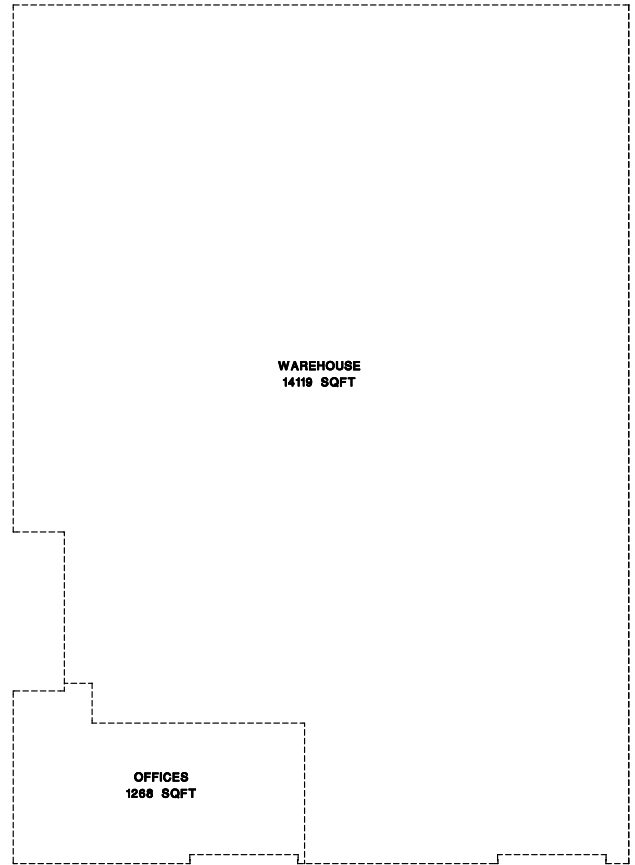




7978 - 82ND STREET
DELTA, BC

AREA PLAN

PREPARED FOR: BEEDIE GROUP



WAREHOUSE
14119 SQFT

OFFICES
1268 SQFT

| | |
|--------------|--------------------|
| AREAS: | |
| OFFICES | 1 268 SQFT |
| WAREHOUSE | 14 119 SQFT |
| TOTAL | 15 387 SQFT |



Location

7978 82nd Street is located within the Tilbury Industrial Park in Delta. The property provides excellent access to all areas of the Lower Mainland including the US border, Highways 91 and 99, Downtown Vancouver, the Vancouver International Airport and the South Fraser Perimeter Road.

Details

- Beedie constructed building
- Concrete tilt-up construction
- Office space with HVAC
- 4 dock loading doors
- 2 grade loading doors
- 24' clear warehouse ceiling height
- Gas fired, forced air heaters in warehouse
- Fully sprinklered
- Fully landscaped and paved site
- Ample parking
- Long term lease available with Head Landlord

For more information or to view, please contact:

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