

Units 101 - 104

7063 Venture Street

DELTA, BC

**REDUCED PRICE
\$393 PSF**



10,228 Square Feet with 4 Grade Loading Doors in Tilbury

Vendor would consider selling units individually or together.



Property Details

UNIT SIZE		
	Per Unit	Total
Warehouse	1,807 SF	7,228 SF
Office*	750 SF	3,000 SF
TOTAL	2,557 SF	10,228 SF

*Approximately 1,500 SF of office tenanted

LOADING DOORS

4 grade level doors

ZONING

I-2

CEILING HEIGHT

20' clear in warehouse

YEAR BUILT

1991

STRATA FEES

\$844.08 per month

PROPERTY TAXES

\$44,357 (2025)

AVAILABILITIES

Unit	Size	Price
101 & 102	5,114 SF	\$2,009,802
103	2,557 SF	\$1,004,901
104	2,557 SF	\$1,004,901
105 & 106	SOLD	
Total	10,228 SF	\$4,019,604

The Opportunity

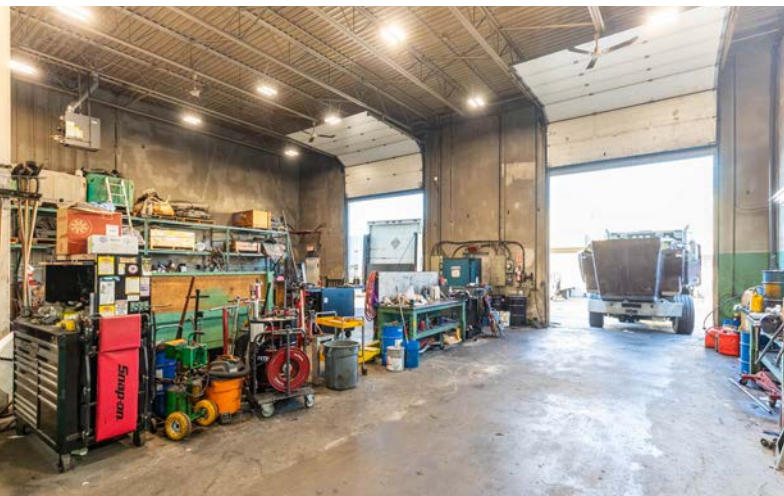
Units 101 - 104 at 7063 Venture Street, Delta offers 10,228 SF of premium industrial and office space with 4 grade loading doors.

- » Opportunity to purchase all 4 units together, with 50% of the office space currently leased until December 2027, providing potential rental income from the occupied office area.
- » Located within the highly sought-after Tilbury Industrial Park, one of Delta's most premier industrial park developments.



Property Features

- » Quality tilt-up concrete construction
- » Private offices
- » 3-phase electrical service
- » Gas forced air heater in warehouse
- » Electric baseboard heat in office areas
- » Security alarm system
- » Public transit nearby
- » I-2 zoning (allowing for a range of low to medium impact industrial uses and commercial and service commercial uses)
- » Quick access to Highway 99, 91 and 17 via River Road and South Fraser Perimeter Road





Connect With Us For More Information

LUC SOARES

PERSONAL REAL ESTATE CORPORATION

Sales Associate

778 372 1938

luc.soares@cbre.com

STEVE BROOKE

PERSONAL REAL ESTATE CORPORATION

Executive Vice President

604 662 5147

steve.brooke@cbre.com

JOEL BARNETT

PERSONAL REAL ESTATE CORPORATION

Executive Vice President

604 662 5570

joel.barnett@cbre.com

ALEX MEI 梅嘉俊

PERSONAL REAL ESTATE CORPORATION

Vice President

778 788 3106

alex.mei@cbre.com

CBRE**THE
INDUSTRIAL
SPECIALISTS**

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. Images: Southgrainville.org

theindustrialspecialists.com

@theindustrialspecialists