

FOR LEASE

UNITS 110, 111 & 112

7799 BERG ROAD

DELTA, BRITISH COLUMBIA

**REDUCED LEASE RATE
\$16.75 PSF**

**38,317 SF OF DOCK LOADING
WAREHOUSE IN TILBURY**

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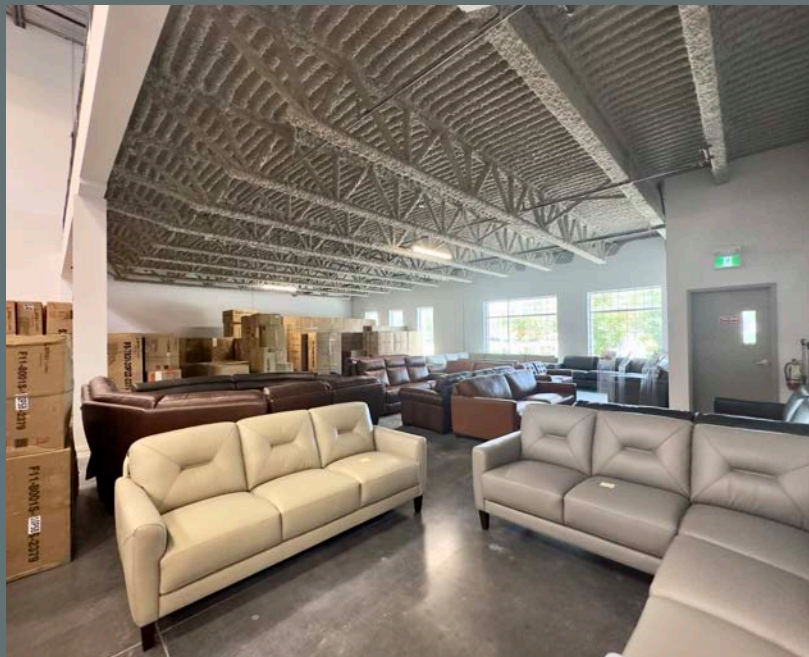
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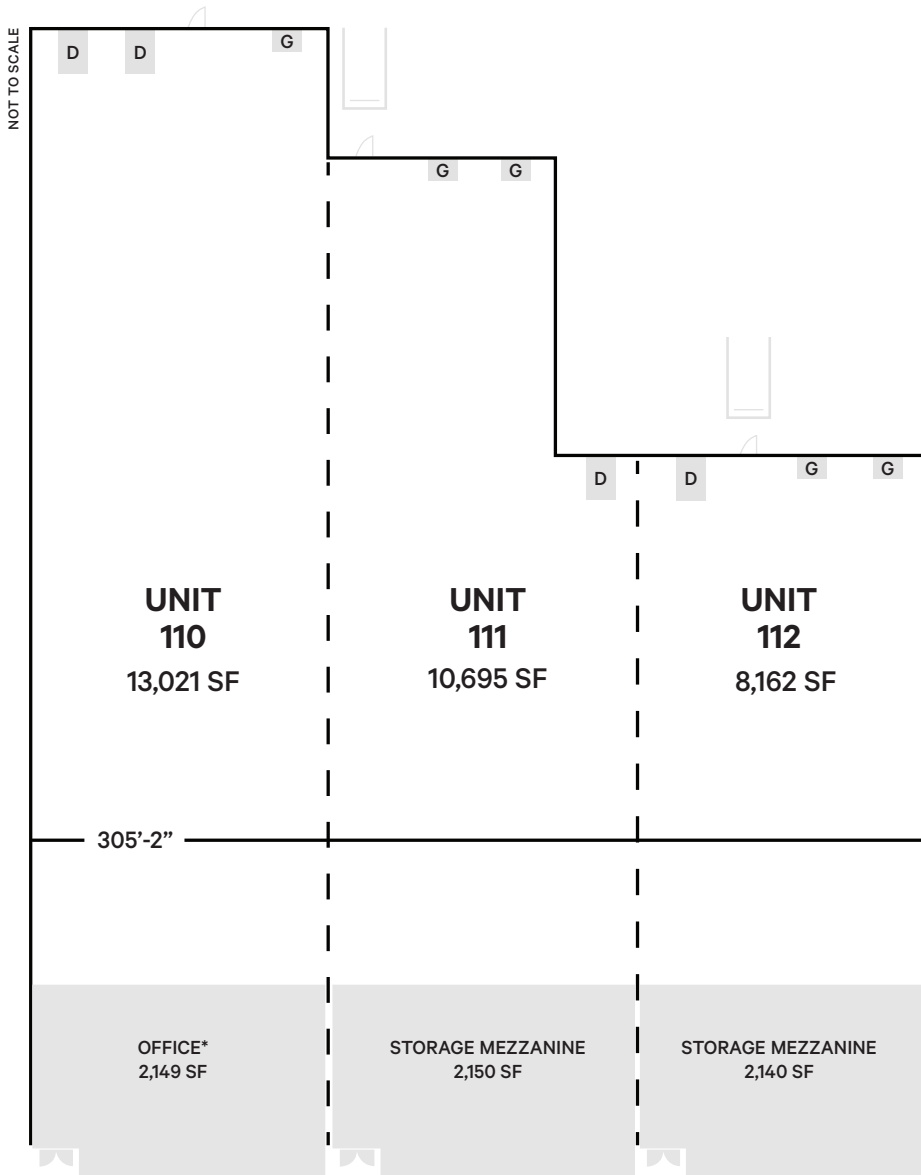
THE
INDUSTRIAL
SPECIALISTS
CBRE

MAIN FLOOR WAREHOUSE



UNITS 110, 111 & 112 7799 BERG ROAD, DELTA

THE PROPERTY



Unit size

29,729 SF (Warehouse)
 4,290 SF (Storage mezzanine)
 2,149 SF - (Main floor office)
 2,149 SF - (Second floor office)

38,317 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	\$18.75 PSF \$16.75 PSF
ADDITIONAL RENT	\$6.27 PSF
AVAILABILITY	April 1, 2026



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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



7799 BERG ROAD Drive Times

5 mins

Highway 99

10 mins

Highway 91

30 mins

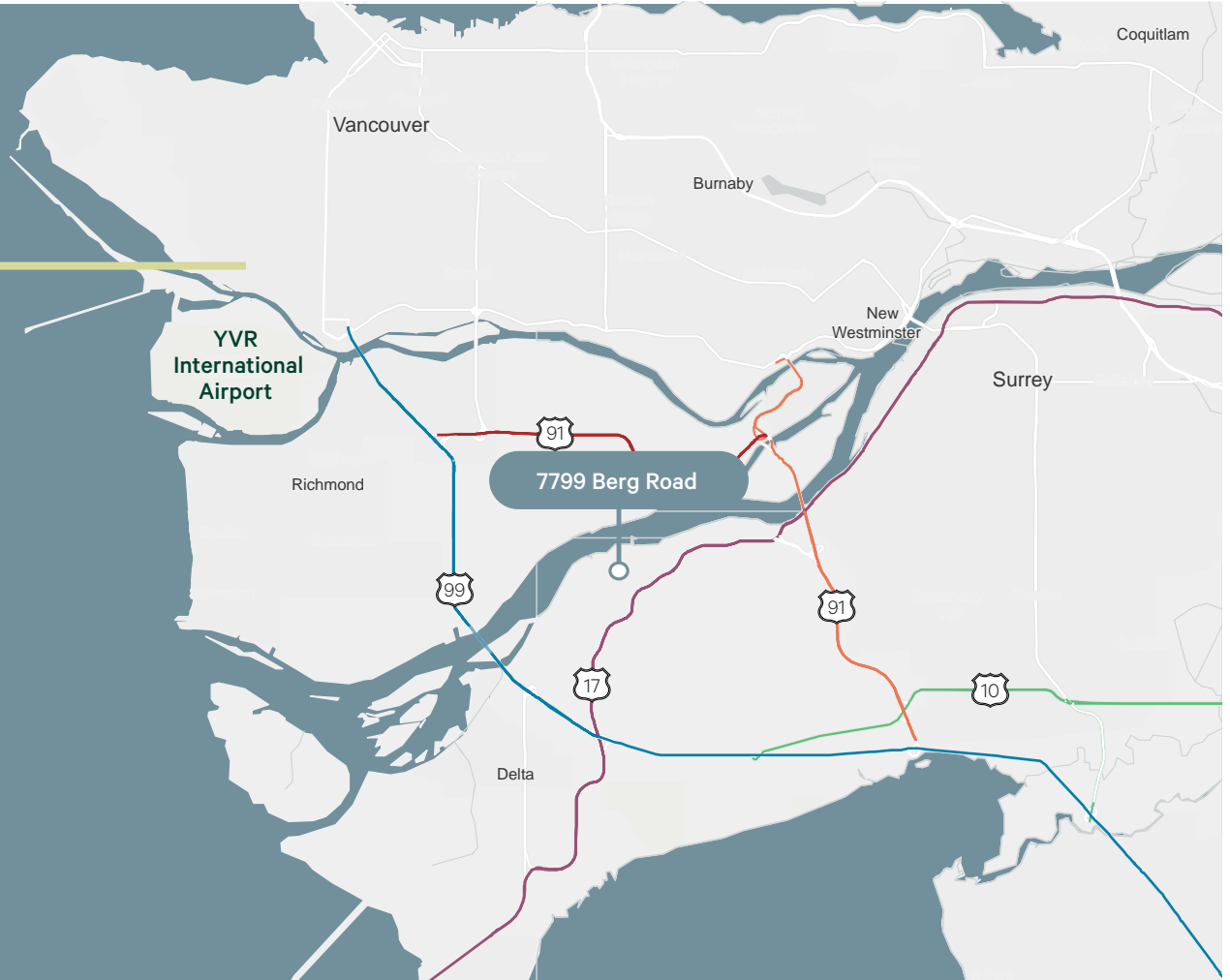
YVR Airport

40 mins

Downtown Vancouver

20 mins

Surrey



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