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Units 104 & 105 7402 Progress Way

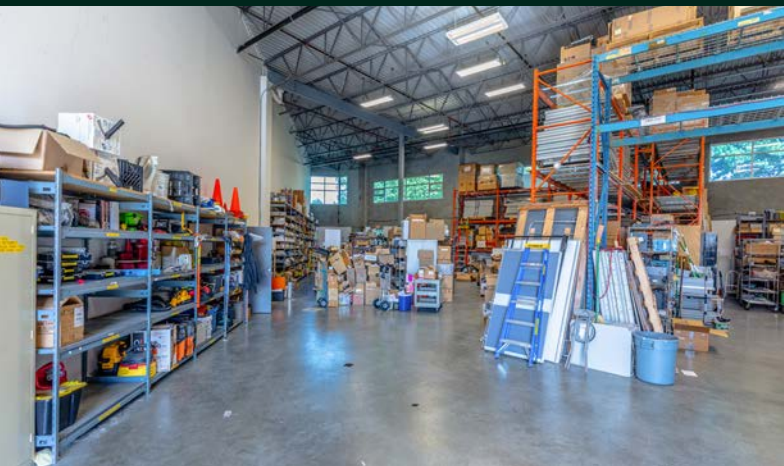
DELTA, BC



10,741 SF Warehouse & Office with Two Grade Doors

Building Summary

	Unit 104	Unit 105
PID	026-412-713	026-412-721
ZONING	I2 - Medium Impact Industrial	
CEILING HEIGHT	22' Clear Height	
LOADING DOORS	1 grade door	1 grade door
POWER	100 amp at 600 volts 3-phase power	100 amp at 600 volts 3-phase power
PARKING	5 stalls in front of the building, 2 at the back	5 stalls in front of the building, 2 at the back
HVAC & AC	N/A	Yes
YEAR BUILT	2006	



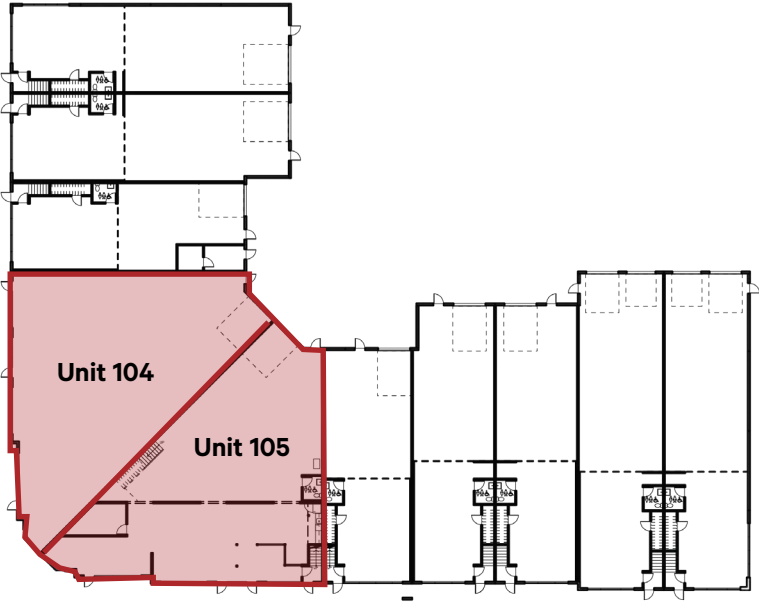
	Unit 104	Unit 105	Both Units
WAREHOUSE SIZE	4,449 SF	4,342 SF	8,791 SF
OFFICE SIZE	-	1,950 SF	1,950 SF
TOTAL UNIT SIZE	4,449 SF*	6,292 SF*	10,741 SF*
PROPERTY TAX (2026)	\$25,430	\$25,398	\$50,828
MONTHLY STRATA FEES	\$556	\$554	\$1,110
ASKING PRICE	\$2,269,000	\$3,209,000	\$5,478,000

*The stated unit square footage is approximate and subject to confirmation by the purchaser.

Property Features

- » Tilt- up concrete construction
- » Overhead gas fired heaters
- » LED Lighting throughout
- » Grade-level rear loading doors
- » Fully sprinklered throughout
- » Front parking and rear grade level loading
- » Exposure to both Progress Way & Honeyman Street
- » Built in 2006 by Martini Construction

Floor Plan



UNITS 104 & 105

7402 PROGRESS WAY



LOCATION

The Property is located in Tilbury which is regarded as the logistical epicenter of Metro Vancouver.

With seamless connectivity to neighbouring municipalities via Highway 17 and Highway 91, Tilbury, Delta provides unparalleled efficiency for local businesses. As such, many multinational companies have established a sizeable presence in the surrounding area. There are distribution centres and logistical hubs for businesses in the food, automobile, furniture, apparel and household goods industries.

Drive Times

20 mins

Deltaport

20 mins

Tsawwassen Ferry Terminal

22 mins

YVR Airport

26 mins

Peace Arch Border

35 mins

Downtown Vancouver

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