

7158 Progress Way, Delta, BC

# For lease

36,145 SF of industrial warehouse and office space with 3 dock doors and 1 grade loading





# Property Highlights



## Loading

3 (8' x 10') - Dock doors with automatic levelers 1 (12' x 14') - Large grade loading door



## **Ceiling Height**

25' clear in warehouse



## **Parking**

25 parking stalls



### **Electrical Service**

3-phase fused at 600 amps 347/600 volts



## Lighting

Landlord upgrading to LED lighting





# **Available Area**

36,145 SF

**Lease Rate** 

\$18.95 PSF

\$17.95 PSF

# Zoning

12 – Medium Impact Industrial

# **Operating Costs**

\$7.61 PSF (2025)

# **Availability**

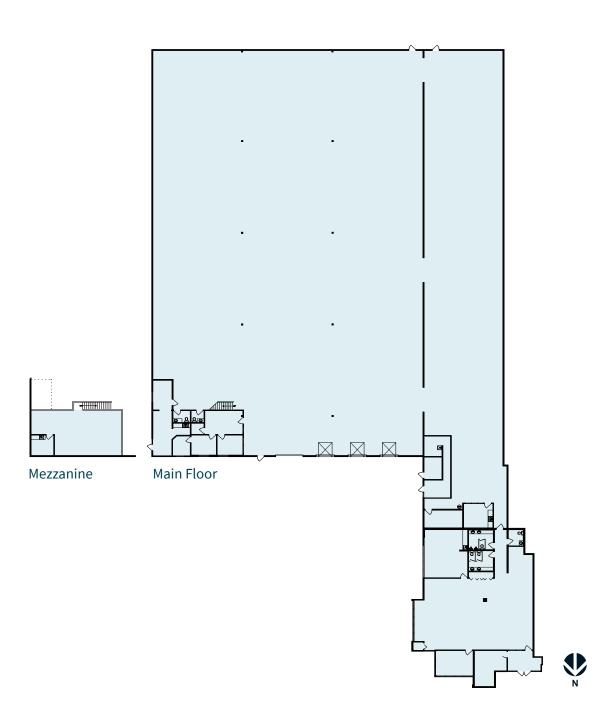
December 1, 2025 (possibly earlier)

# **Year Built**

1991

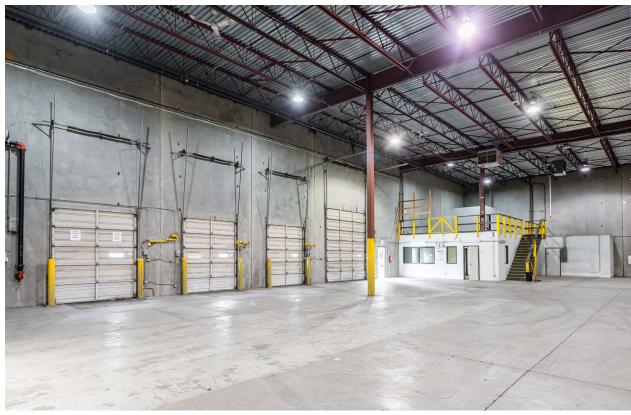
# Floor Plan

Ground Floor Office	4,505 SF
Warehouse	30,649 SF
Storage Mezzanine	991 SF
Total	36,145 SF









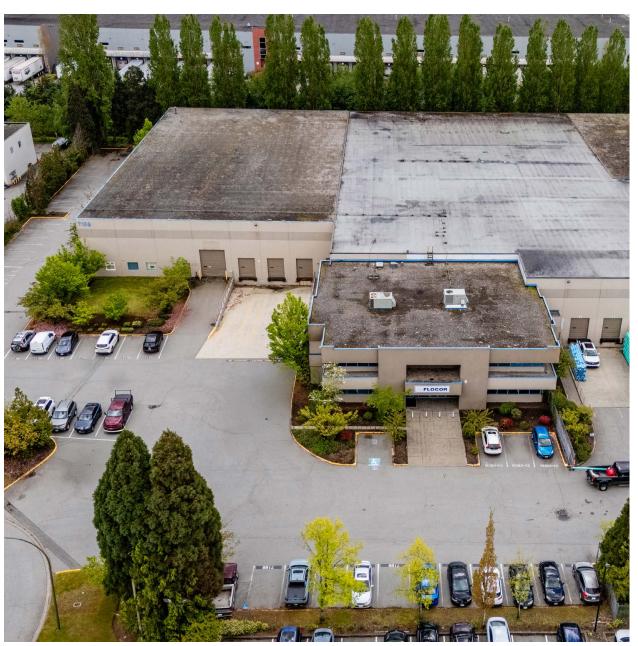




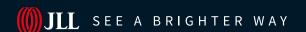














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