



REDUCED LEASE RATE

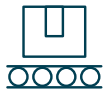
7158 Progress Way, Delta, BC

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

Zoning

I2 – Medium Impact Industrial

Availability

December 1, 2025 (possibly earlier)

Lease Rate

\$18.95 PSF
\$17.95 PSF

Operating Costs

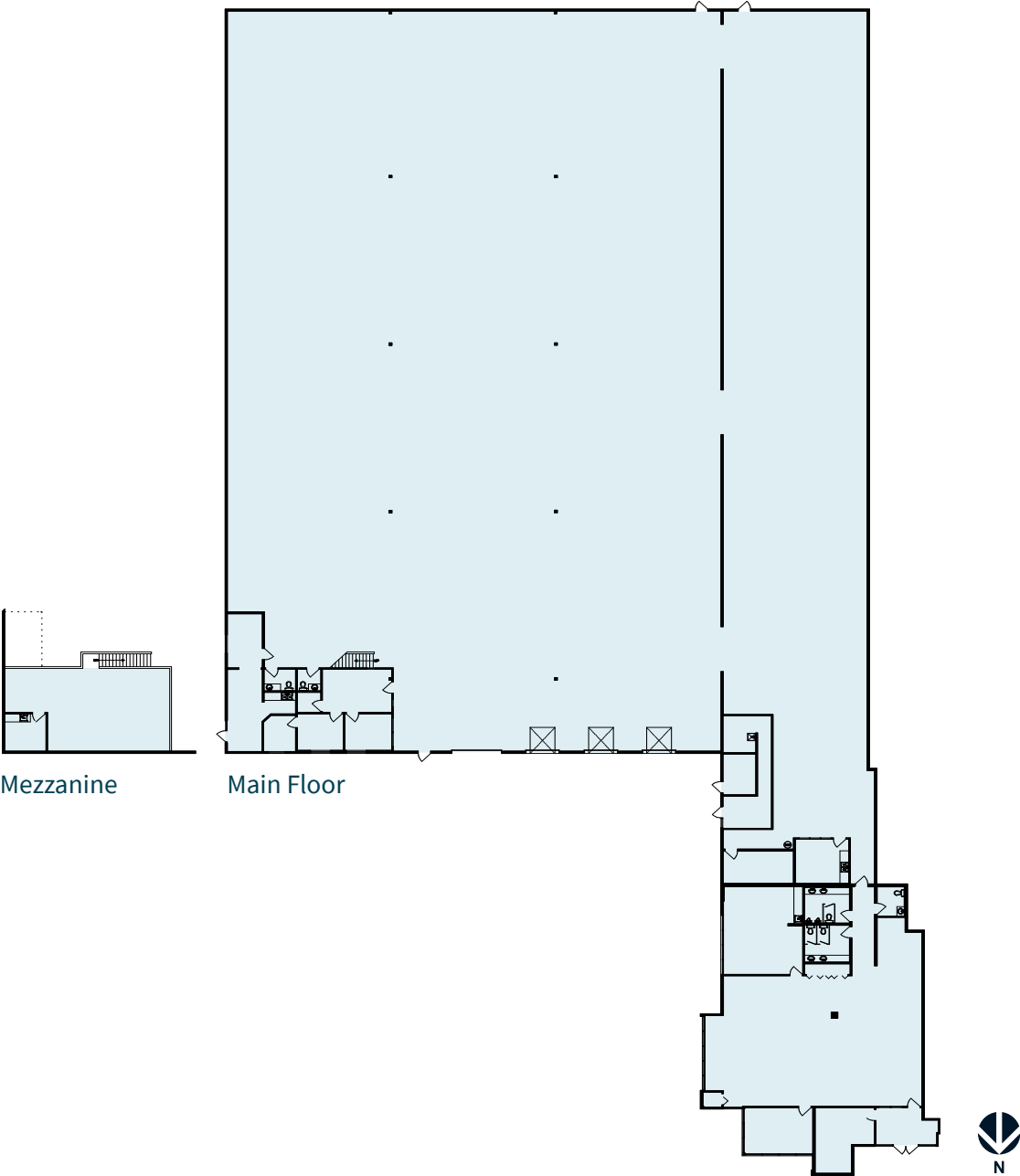
\$7.61 PSF (2025)

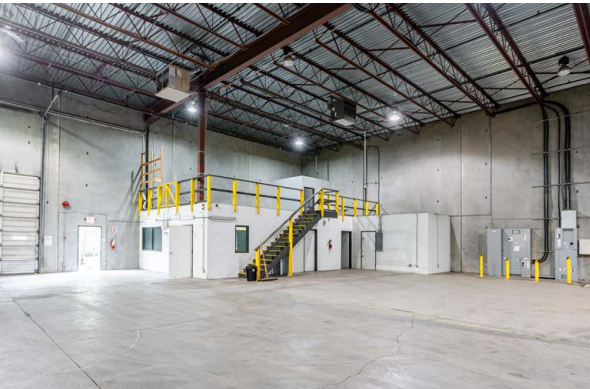
Year Built

1991

Floor Plan

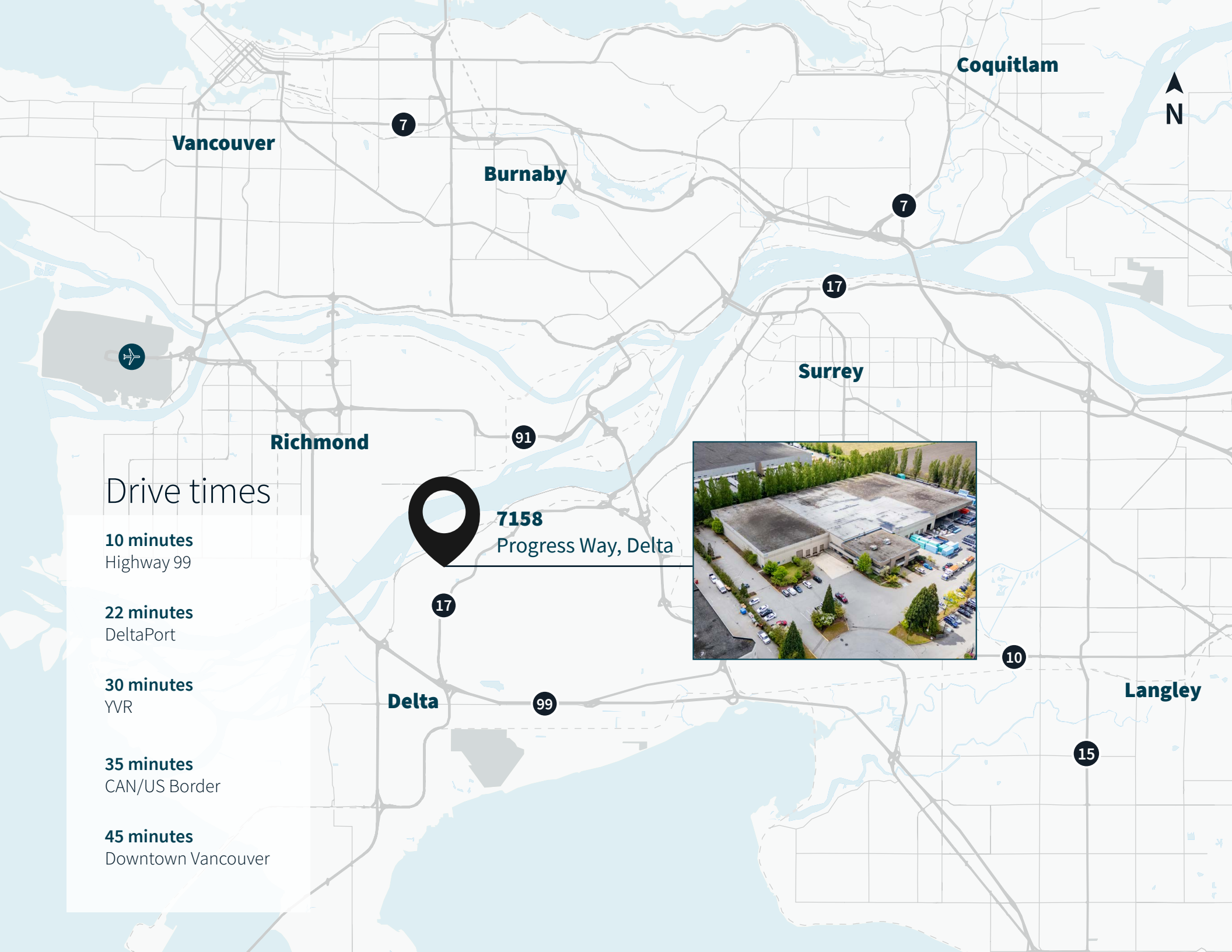
Ground Floor Office	4,505 SF
Warehouse	30,649 SF
Storage Mezzanine	991 SF
Total	36,145 SF





7158 Progress Way / Delta





Vancouver

Burnaby

Coquitlam



7

7

17

Surrey

91

Richmond

17

99

Delta

10

15

Langley

Drive times

10 minutes

Highway 99

22 minutes

DeltaPort

30 minutes

YVR

35 minutes

CAN/US Border

45 minutes

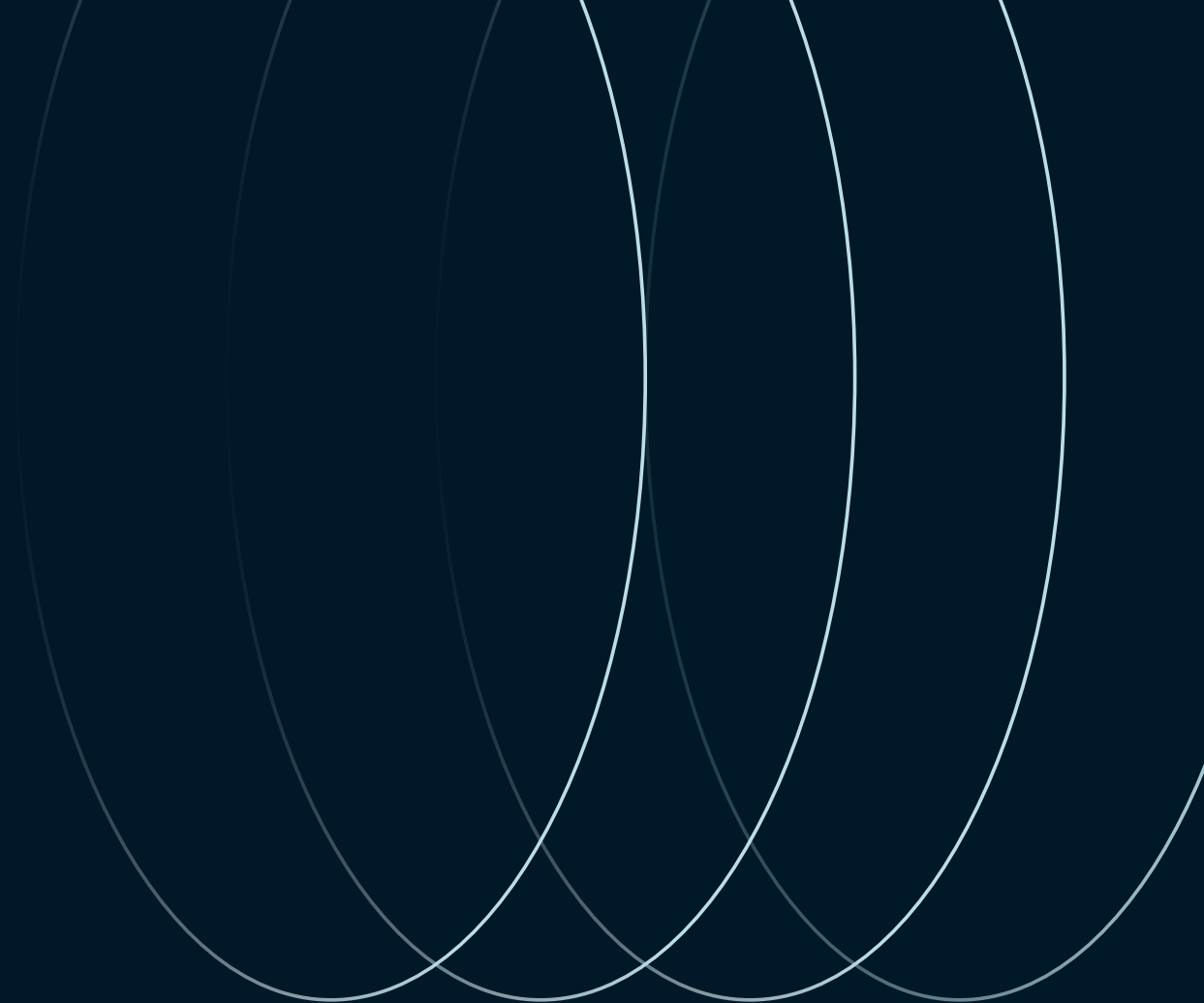
Downtown Vancouver



7158

Progress Way, Delta



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