

106 - 7672 Progress Way, Delta BC

Total Size: 13,722 SF

Main Floor: 11,912 SF

Mezzanine: 1,810 SF

32' Clear Warehouse Ceiling Height

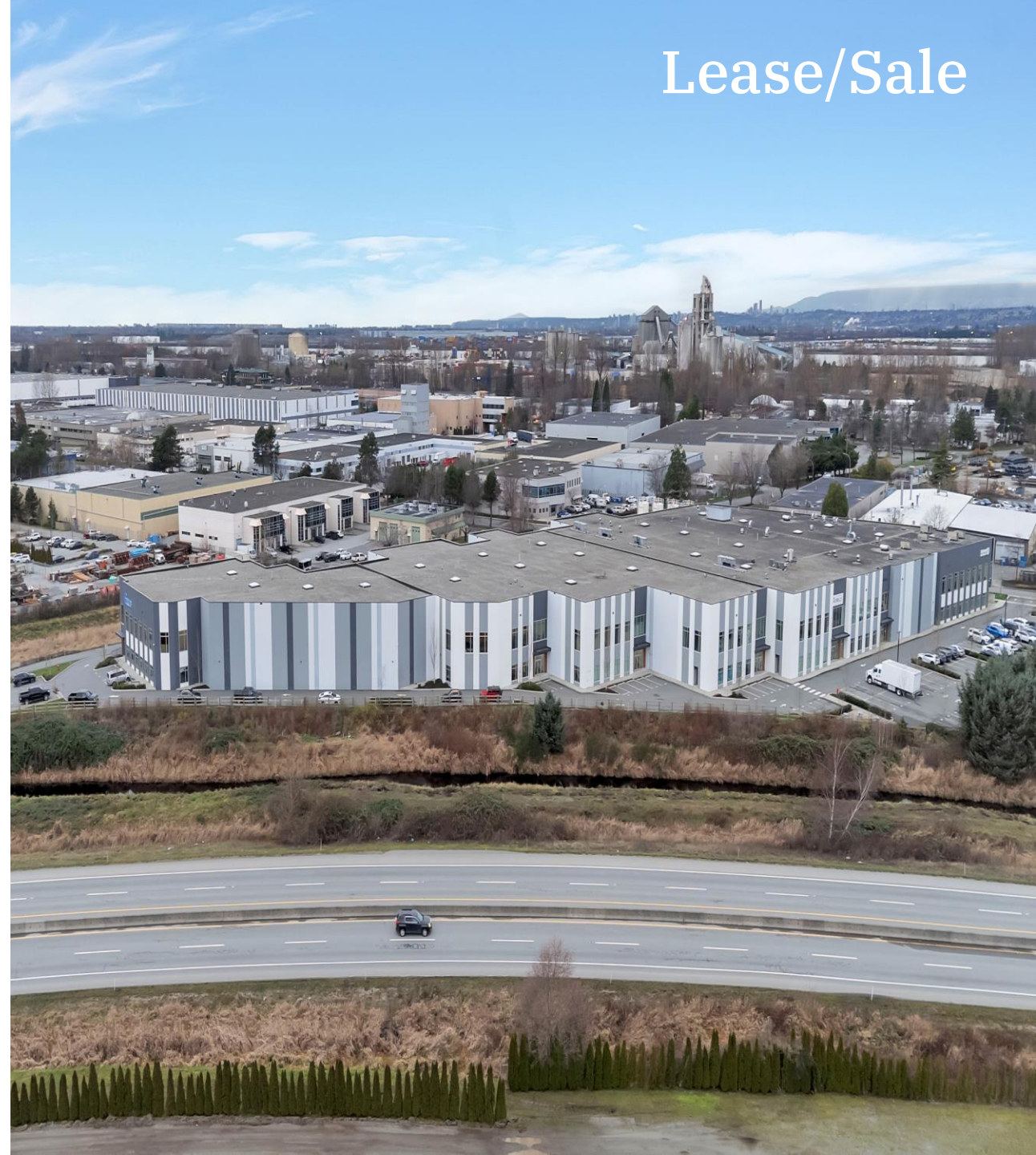
2 Dock & 1 Grade Level Loading

15 Parking Stalls

ESFR Sprinkler System

Three Phase Power: 200 Amp @ 120/208 Volt

Lease/Sale



106 | 7672 Progress Way, Delta

Rare opportunity to lease or acquire a Class A industrial strata unit in the fully completed Progress Way Business Centre, developed by Beedie. This 13,722 SF unit offers 2 dock and 1 grade-level loading doors, 32' ceilings, abundant natural light through skylights, LED lighting, gas-fired heaters, and modern turnkey-ready features.

The property is strategically located along Progress Way in Delta, British Columbia, with immediate exposure to Highway 17 (South Fraser Perimeter Road), enhancing business visibility. 7672 Progress Way offers efficient access throughout the Lower Mainland and beyond, with close proximity to Highway 91, Vancouver International Airport, Delta Port, and the Canada–U.S. border.

Zoning Uses:

The Medium Impact Industrial (I2) zone permits a wide range of industrial uses including general warehousing and distribution, manufacturing, cold storage, assembly, wholesaling, courier and distillery uses.



Property Features:

- Concrete Tilt-Up Construction
- 32' Clear Warehouse Ceiling Height
- 2 Dock & 1 Grade Level Loading Doors
- 3 Washrooms & 1 Kitchenette
- 3 Phase, 200 amps, 600 volts power
- Ceiling Fans
- Gas Fired Unit Heaters
- Warehouse Skylights
- 700 lbs PSF warehouse floor load capacity
- 100 lbs PSF mezzanine floor load capacity
- LED Lighting
- Fibre Optic Connection
- 15 Parking Stalls
- Special Feature: Warehouse Racking & Improved Mezzanine

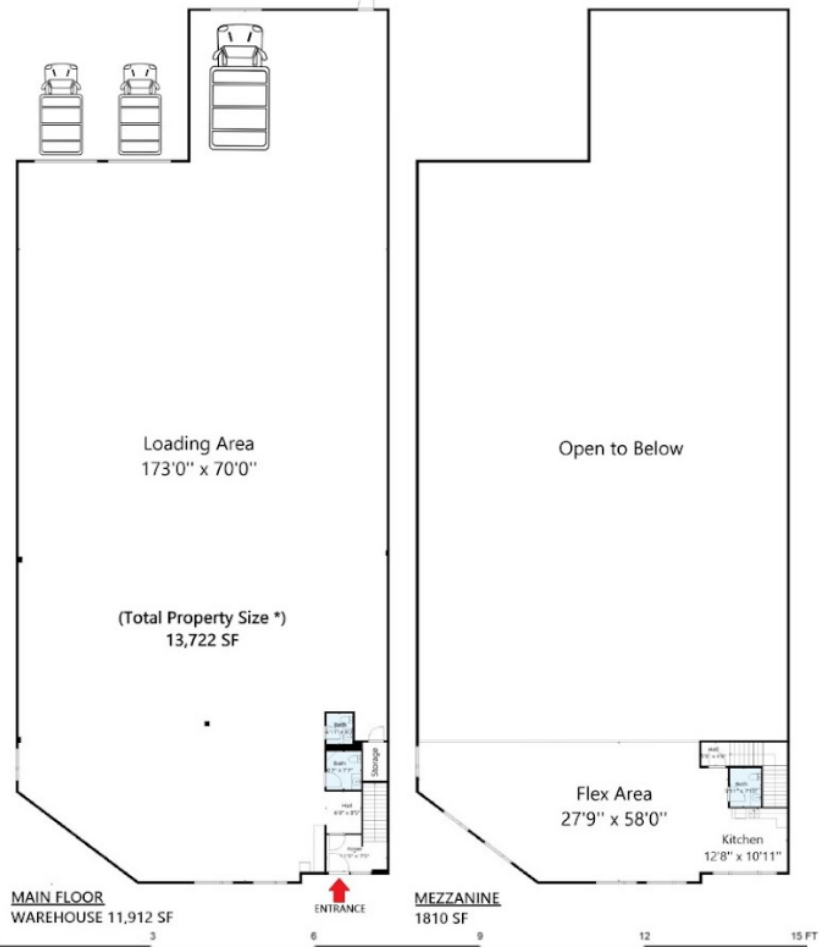
Property Tax:	\$55,741.45
Asking Price:	\$7,950,000
Base Lease Rate:	\$19.50 per SF



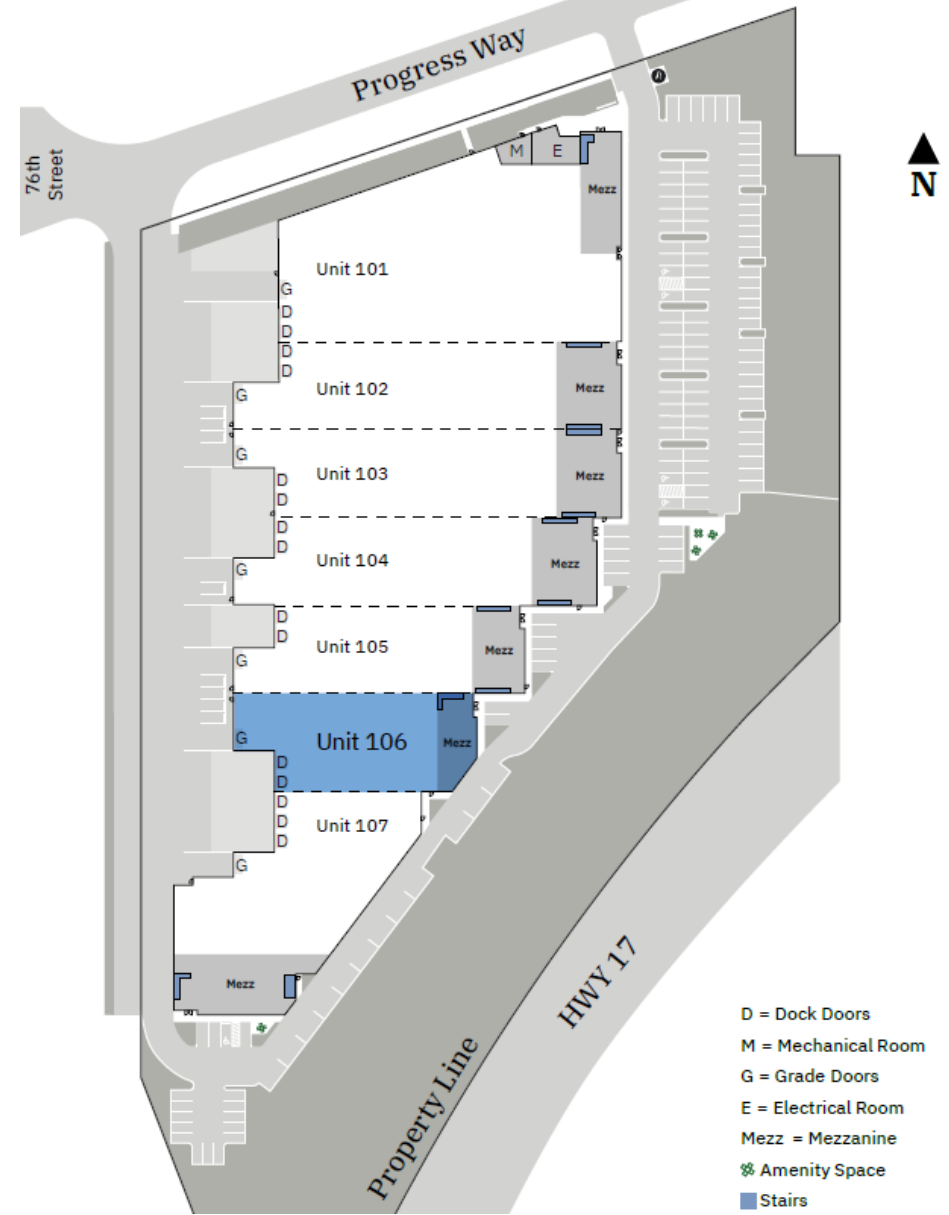
Total Property Area*: 13722 SF

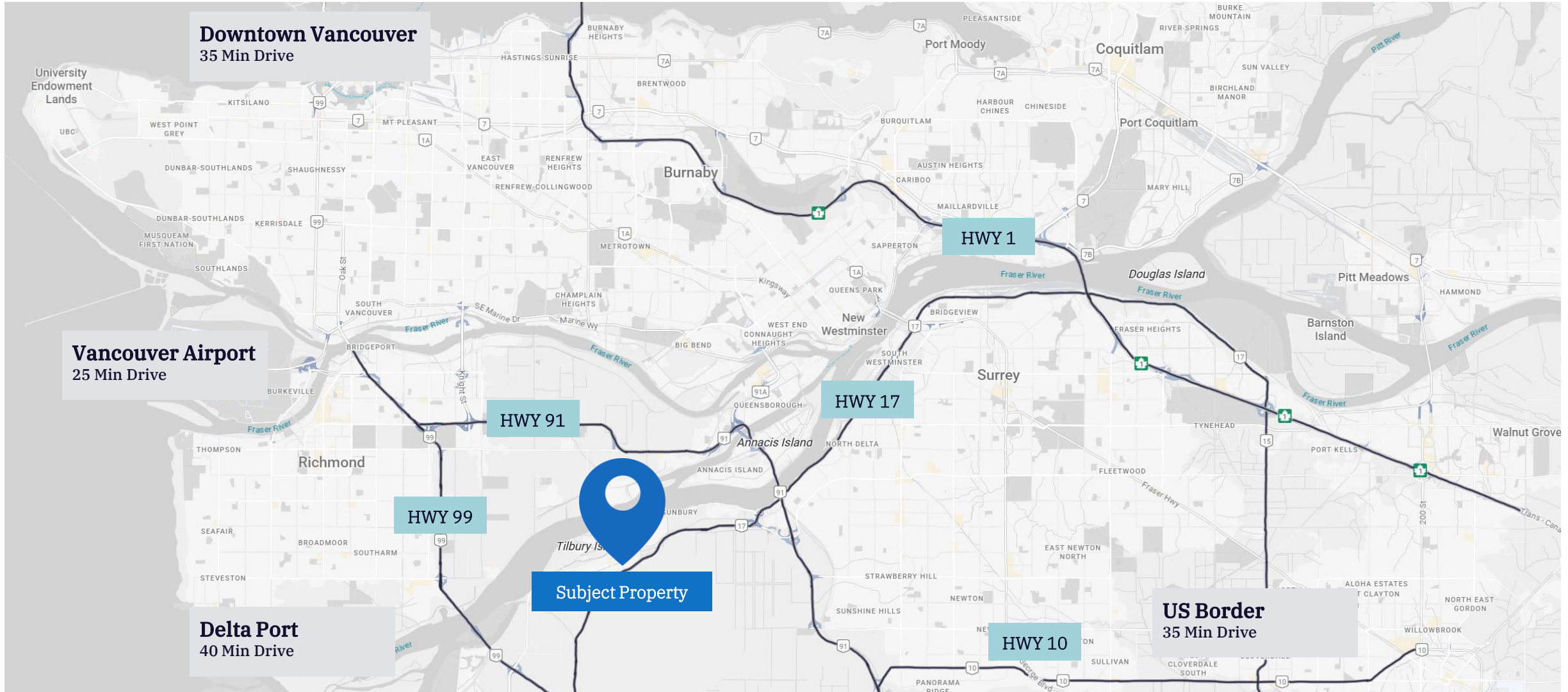
Main Level: 11972 SF
(2 Bathrooms)

Mezzanine Level: 1810 SF
(1 Bathroom)



E&O Insured. Sizes and dimensions are approximate, actual may vary. This floorplan is not suitable for architectural/construction. Total SQFT calculated to gross unit area. All details, sizes & placements should be considered as approximate within +/- 3% tolerance.













Focused Industrial

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