



7850 Alpha Way, Delta, B.C.

FOR SUBLEASE*

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First Class Hangar and Office Space | Boundary Bay Airport



Opportunity

NAI Commercial is pleased to present the opportunity to sublease* a top-tier hangar with well-appointed office space at Boundary Bay Airport (CZBB), just 23 km away from Vancouver International Airport (YVR). This first-class facility is ideally suited for charter and corporate aircraft operators, regional airlines, aircraft maintenance, aeronautical component manufacturing, and aerospace users.

*This offering is structured as a sub-sub-sublease.

Salient Details

Measurements

Hangar	29,979 SF
Office	4,960 SF
Mech/elec rooms	319 SF
Ramp	8,705.8 SF

Highlights



139' wide x 28' tall
motorized bottom-rolling
hangar door



Ceiling heights:
33.61' (center); 29.27' (at
wall); 27.78' (main door
tracks)



ESFR Sprinklers



Fuel tank capacity:
10,000 L permitted by
Alpha Aviation



LED Lighting



400A, 347/600V,
3-phase electrical service



Epoxy topcoat



Grade loading door to
accommodate ground
freight



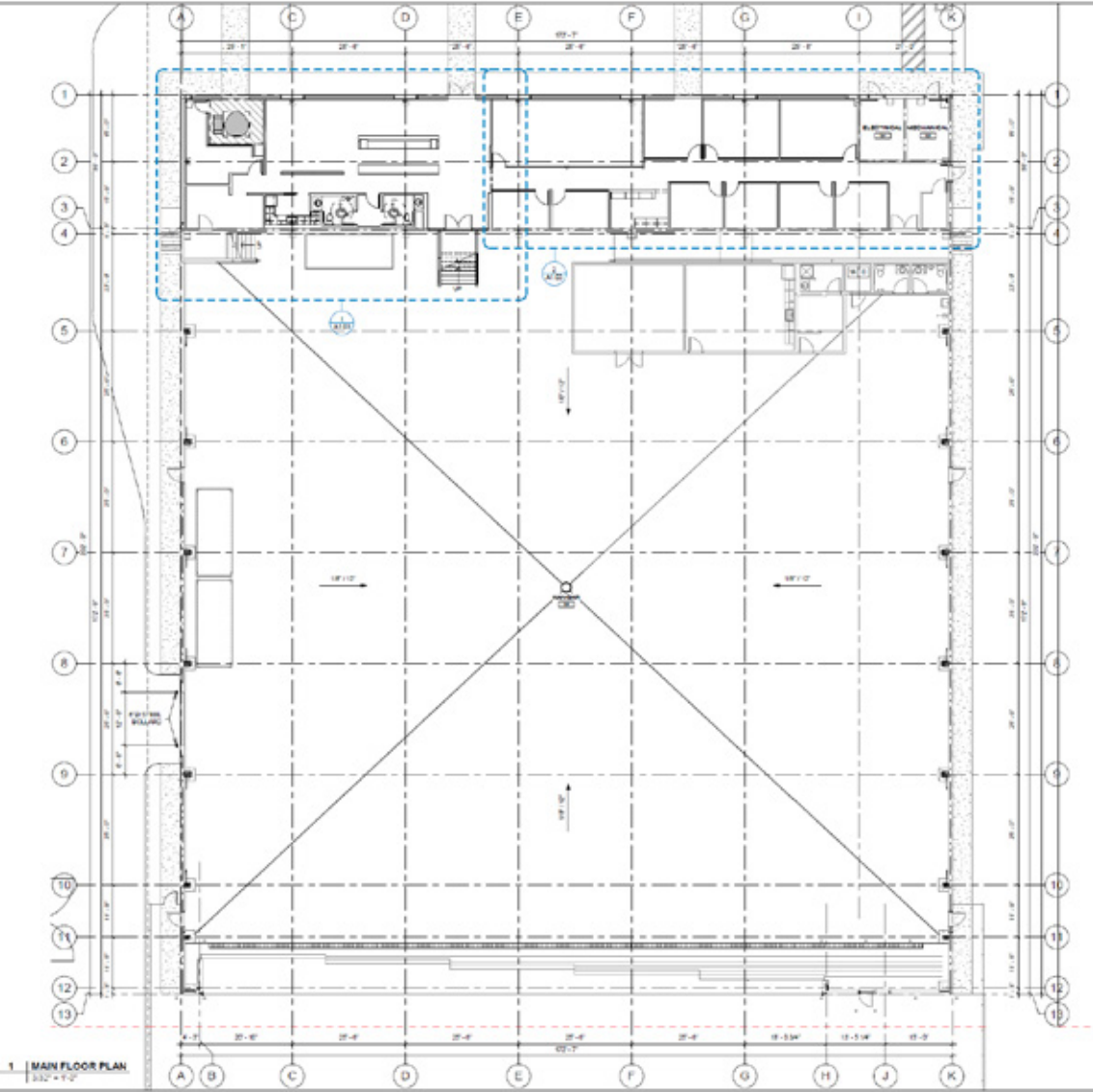
29 parking stalls



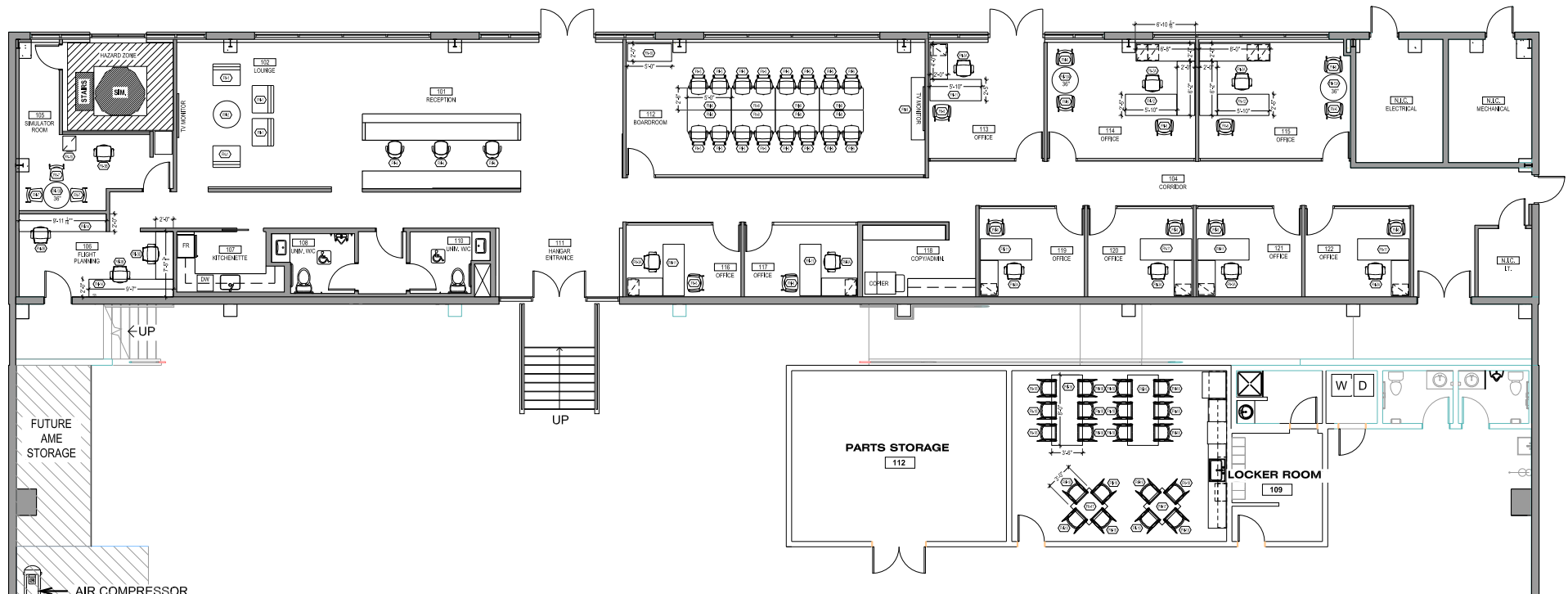
Constructed: Hangar
(2019); Office TI (2023)



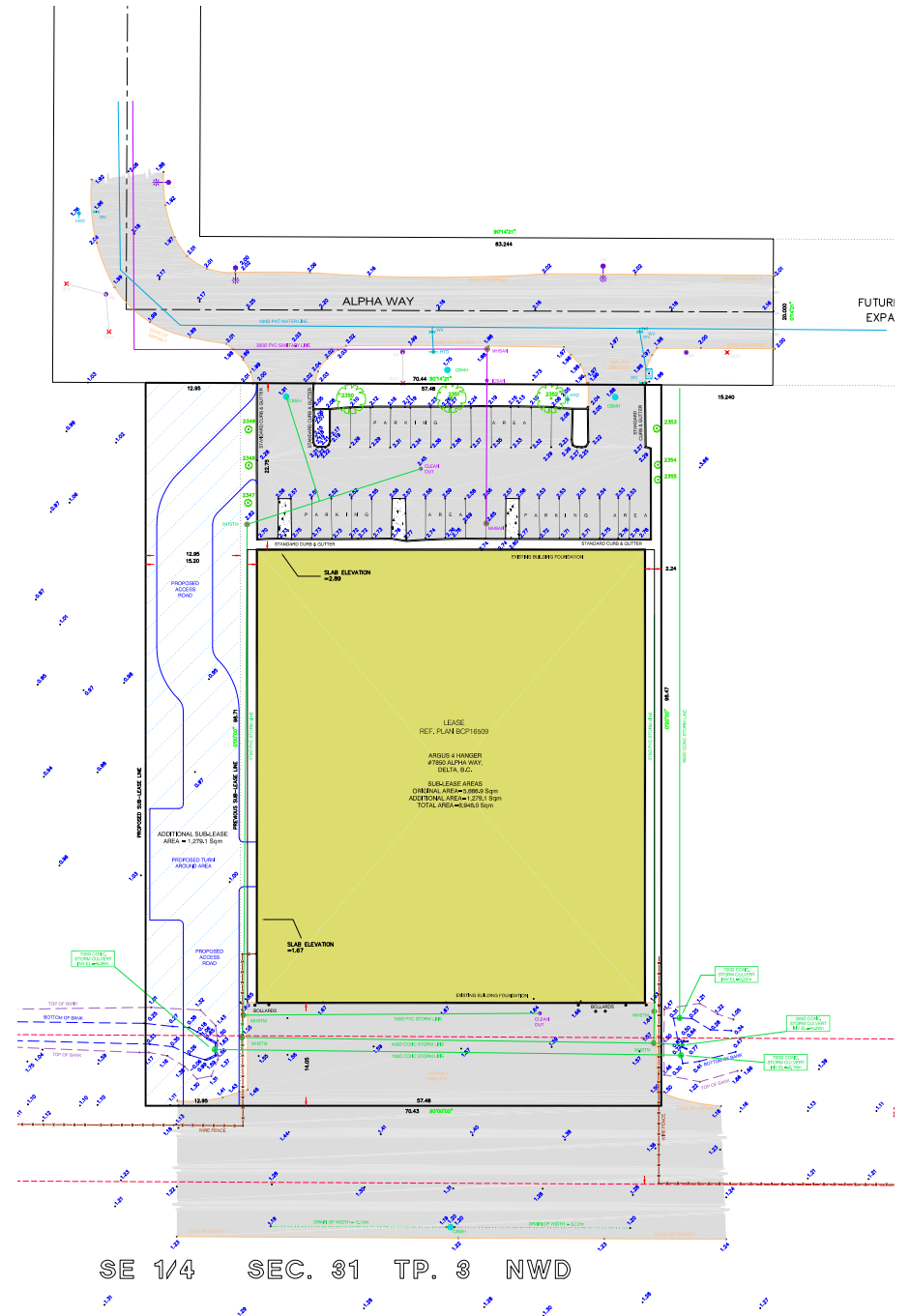
Hangar – 29,979 SF



A long, modern office hallway with glass-walled rooms on both sides. On the left, a long wooden conference table is visible with several black chairs. The hallway is illuminated by long, vertical light fixtures hanging from the ceiling. At the end of the hallway, a red wall is visible.



Ramp – 8,705.8 SF

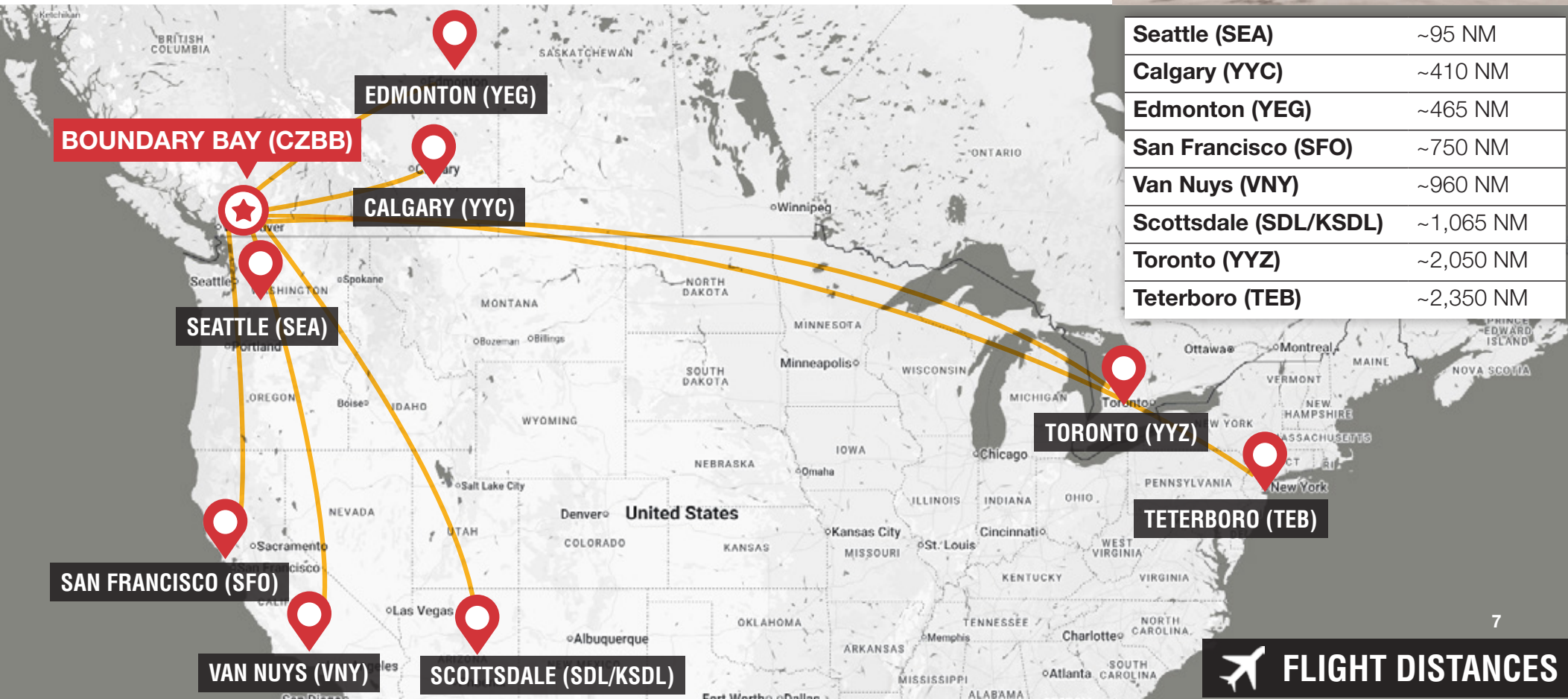


Location: Boundary Bay Airport

Boundary Bay Airport (CZBB) is a premier general aviation and executive airport located in Delta, British Columbia, offering a compelling alternative to the Vancouver International Airport (YVR) South Terminal for aviation users seeking operational efficiency, predictable access, and lower total operating costs. With uncongested runways, full-service FBO support and direct access to the Metro Vancouver market, CZBB allows operators to maintain schedule reliability and cost control without sacrificing proximity to YVR or cross-border connectivity.

Featuring two asphalt runways, including a recently extended 6,008-foot primary runway capable of accommodating a broad range of corporate and private aircraft, CZBB offers on-site Jet A-1 and Avgas fueling, aircraft maintenance, hangarage and tie-down services, as well as full FBO support including pilot lounges, flight planning resources, and customs clearance.

Owned by the City of Delta and operated under a long-term lease by Alpha Aviation Inc., CZBB provides an aviation-focused operating environment tailored to corporate, business, and private aviation users who value efficiency, flexibility, and reduced congestion while remaining closely connected to a major urban centre and international border access.





Zoning

The property is situated within the I8: Airport Terminal Industrial Zone which allows for a variety of aviation-related uses including but not limited to aircraft storage, sales, rental, service and maintenance, manufacture, assembly and service of aeronautical components and related equipment, airport terminal use, and scientific, electronic and technological research.







For more information,
please contact the undersigned.



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