



#108 - 7198 Vantage Way, Delta, BC

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FOR SALE OR LEASE

Tilbury Business Park

2,232 Sq Ft

LOCATION:

The subject property is located within Delta Business Centre, one of the most high profile strata developments within Phase III of the Tilbury Industrial Park located at the corner of Vantage Way and 72nd Street, just one half block from the River Road corridor. This high profile unit within this two-building 32 unit development has excellent exposure to 72nd Street and three access / egress points for employees, customers and trucks. Delta Business Centre provides quick access to River Road and then beyond to Highways #17, #99 and #91, making it quick and easy to access the Vancouver International Airport, the Tsawwassen Ferry Terminal, Deltaport Container Terminal and the U.S.

UNIT SIZE:

Ground Floor Office & Warehouse	1,504 square feet
Second Floor Office	728 square feet
Total	2,232 square feet

ZONING:

I-2 (Heavy Industrial). The zoning intends to allow most distribution, manufacturing and production uses with limited retail opportunities.

BUILDING FEATURES:

- Quality tilt-up concrete construction
- Constructed in 1995
- 10' x 12' grade level loading door
- Gas-fired unit heater in the warehouse
- Electric baseboard heating in the office area
- 3 phase electrical service
- 18 foot warehouse ceiling height
- 1 washroom upstairs & 1 handicap washroom downstairs
- Metal halide lighting in the warehouse
- Fluorescent lighting in the office
- 92 on-site parking stalls
- Suspended t-bar ceiling in the office
- High-density fluorescent exterior lighting
- Energy efficient double glazed tinted / reflective glass
- 37% site coverage development

SALE PRICE:

\$369,000.00

PROPERTY TAXES (2008):

\$3,614.07

MONTHLY STRATA FEES (2008):

\$221.13 including 5% GST

BASIC RENT:

\$8.25 per square foot net annually

ADDITIONAL RENT (2008):

\$2.80 per square foot annually

AVAILABLE:

Immediately

DUE DILIGENCE MATERIAL AVAILABLE FROM THE EXCLUSIVE LISTING AGENT:

- Building Survey
- Strata by-laws
- Strata corporation's financial statements
- Parking Plan
- Minutes for the strata meetings and the annual general meetings

