

#13 - 7449 HUME AVENUE, DELTA
OFFICE & WAREHOUSE IN THE TILBURY INDUSTRIAL AREA

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636



OVERVIEW

Exceptional opportunity to lease an industrial warehouse and office space in North Delta. The unit has approximately 2,518 sq. ft. of storage and distribution on the main floor with 18-foot clear ceiling heights. On the second floor, there is approximately 882 sq. ft. of office space, making a total of 3,400 sq. ft. The unit features a 10-foot-wide loading door at ground level for easy access when loading and unloading. The warehouse is strategically located in the Tilbury Industrial area, with quick access to major transportation routes like Highway 91, 99, and the South Fraser Perimeter Road. The area has excellent links to the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border. Great opportunity for businesses looking for a well-connected and convenient industrial space in North Delta.

SALIENT FACTS

SIZE

+/- 3,400 SQFT

PARKING

3 Stalls

ZONING

I-2

BASIC RENT

\$18.50/FT

ADDITIONAL RENT

\$4.80/FT

MONTHLY RENT

\$6,601.67 + GST





HIGHLIGHTS



18' Clear ceiling heights



10' x 14' Grade level loading door



3-Phase electrical service



Three parking stalls



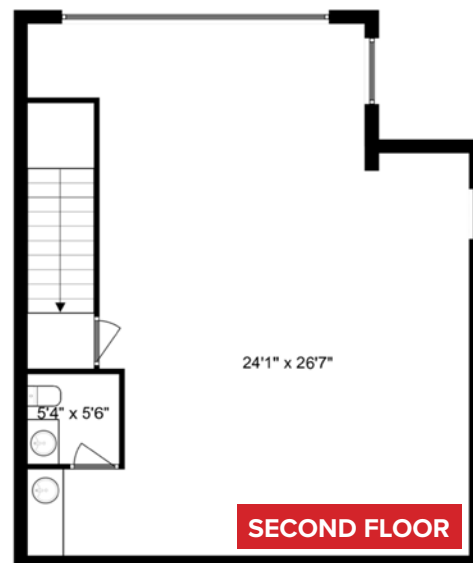
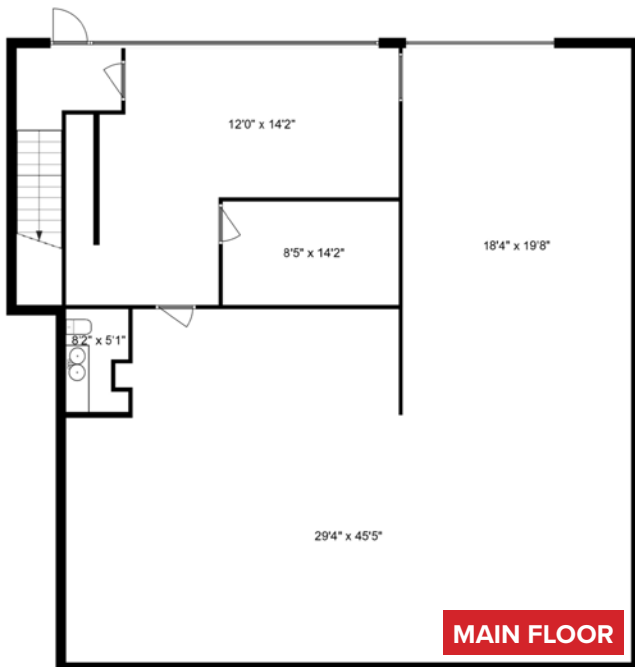
Concrete tilt-up construction



Open & spacious office layout



Central location with easy access to major transportation routes





LOCATION

Delta's Warehouse District in British Columbia offers a prime location for businesses looking for easy access to major transportation routes. With close proximity to highways, ports, and airports, this area provides a strategic hub for logistics and distribution, making it an ideal location for businesses with a strong focus on supply chain management.

In addition to its excellent transportation infrastructure, Delta also offers a supportive business environment, with a thriving community of businesses that range from small startups to large multinational corporations. This community fosters collaboration, networking, and innovation, creating a dynamic and supportive environment for businesses of all sizes.

FOR MORE INFORMATION CONTACT

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DRIVE TIMES



williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617