

For  
Lease



**Rare 89,211 SF Industrial Facility with Approx. 2 Acres of Excess Land**



# 7660 Vantage Way

Delta, BC

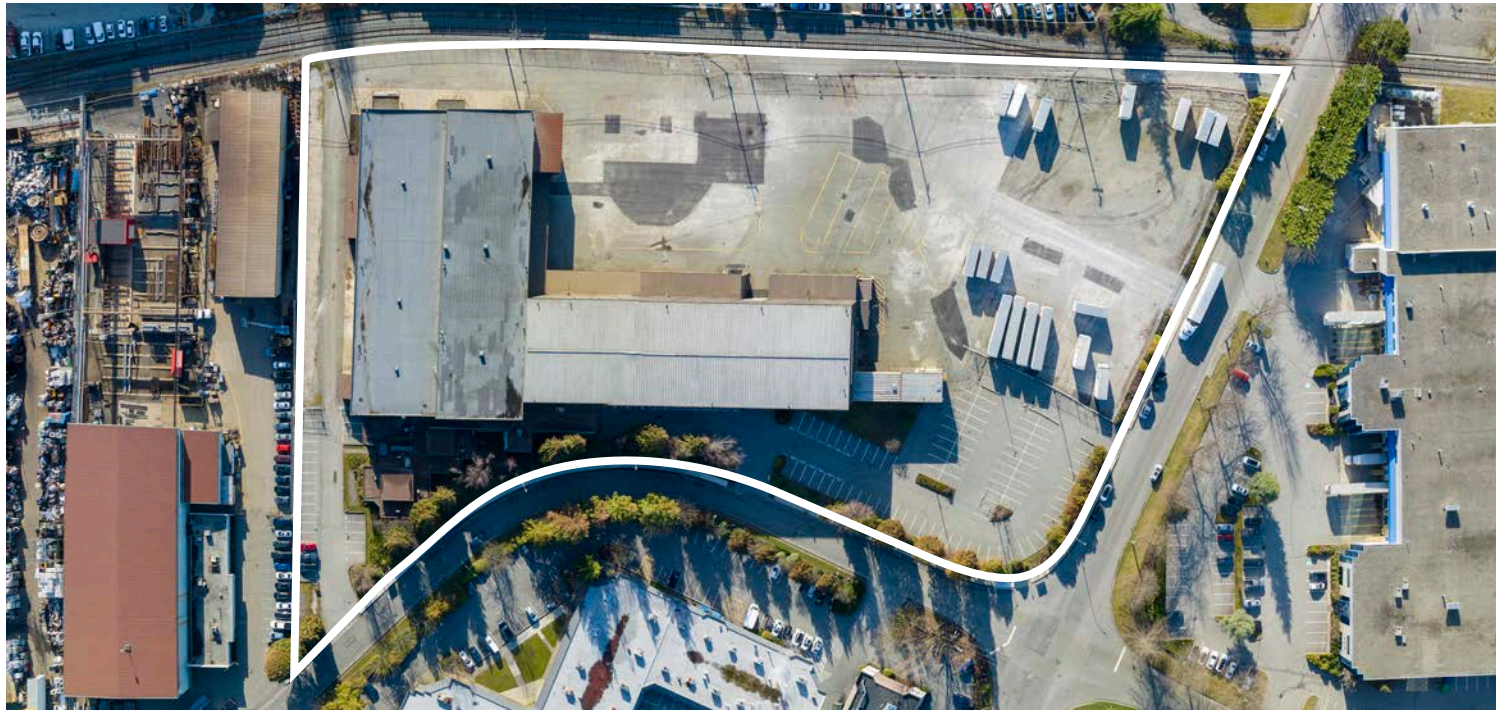
Available July 2023



**CBRE**

7660 Vantage Way | Delta, BC

89,211 SF Industrial Facility with Approx. 2 Acres of Excess Land



## Property Details

89,211

Total Building Size (SF)

34' to 45'

Approx. Warehouse Clear Height

6.96

Site Size (Acres)

Up to 80' by 299'

Approx. Warehouse Clear Span

2.00

Approx. Total Excess Land (Acres)

29%

Site Coverage

I-2 Medium Impact

Zoning



## The Opportunity

7660 Vantage Way is a freestanding industrial building situated within the Tilbury Industrial Area in North Delta, south of the Fraser River. The property offers 89,211 SF of industrial space with heavy power featuring low site coverage, clear heights up to 45', up to 80' by 299' clear span, and approximately 2 acres of excess land.

Due to its excellent transportation access and linkage to all regions in Metro Vancouver, the Tilbury Industrial Area has grown into one of the most sought-after industrial hubs within Metro Vancouver. The area is home to multi-national companies, including Amazon, BMW, Lululemon, Sunrise Soya Foods, and The Brick.

July 2023

Available

Contact Listing Agent

Asking Lease Rate

\$5.38 PSF

2023 Est. Additional Rent

(Excludes Management Fees)



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.



CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2020 revenues of \$23.8 billion and more than 100,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #128 in 2020.

It also has been voted the industry's top brand by the Lipsey Company for 20 consecutive years, and has been named one of Fortune's "Most Admired Companies" for nine years in a row, including being ranked number one in the real estate sector in 2021, for the third consecutive year. Its shares trade on the New York Stock Exchange under the symbol "CBRE."

## The Location

Located 2 minutes from the Tilbury Connector and the South Fraser Perimeter Road, the property provides convenient access to nearby municipalities via Highway 17, Highway 17A, and Highway 99. The transit stop for bus route 640 is located immediately outside the property along Vantage Way, connecting directly to Ladner Exchange to the West and Scott Road Skytrain Station to the East.

### Amenities in the Area

BC Liquour Distribution Branch, Crate and Barrel Warehouse, Delta Fire Hall, Divine Sandwich, Four Winds Brewing Company, Hadi's Restaurant, Husky, Hydro Fresh Farm, Kwatlen Pizza & Party Place, OPEX, Quiznos, St. Jean's Cannery & Smokehouse, Subway, Tidewaters Pub, Tilbury Shop Donair, Tilbury Ice

## Tenants in the Area

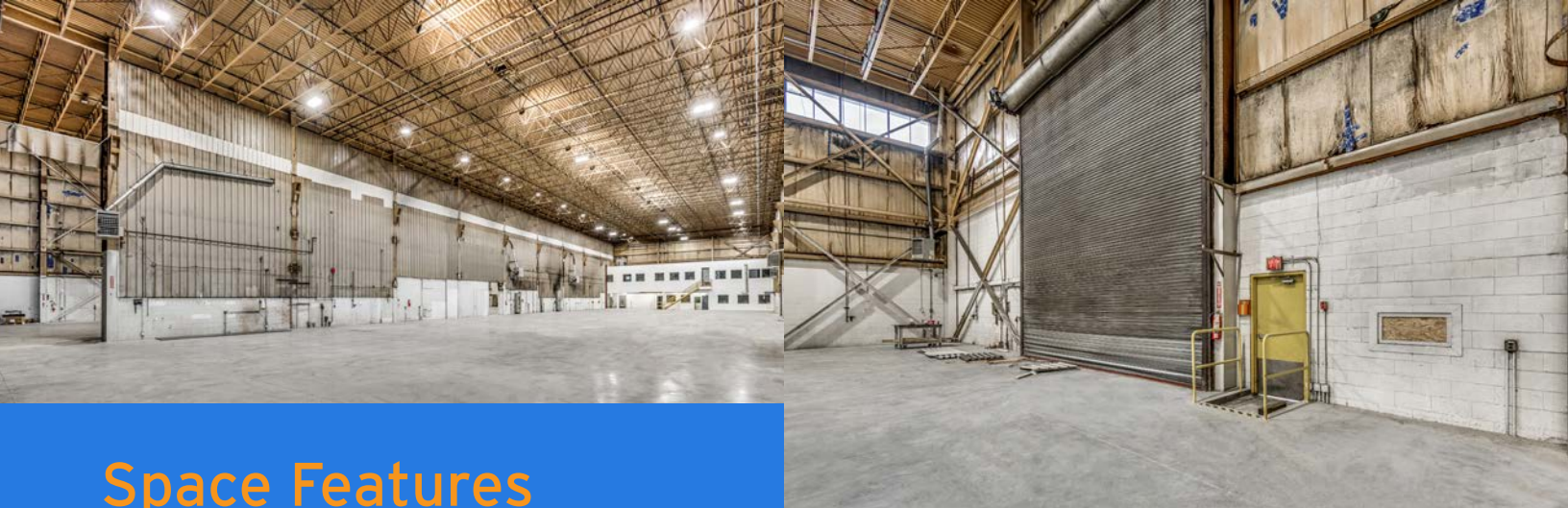
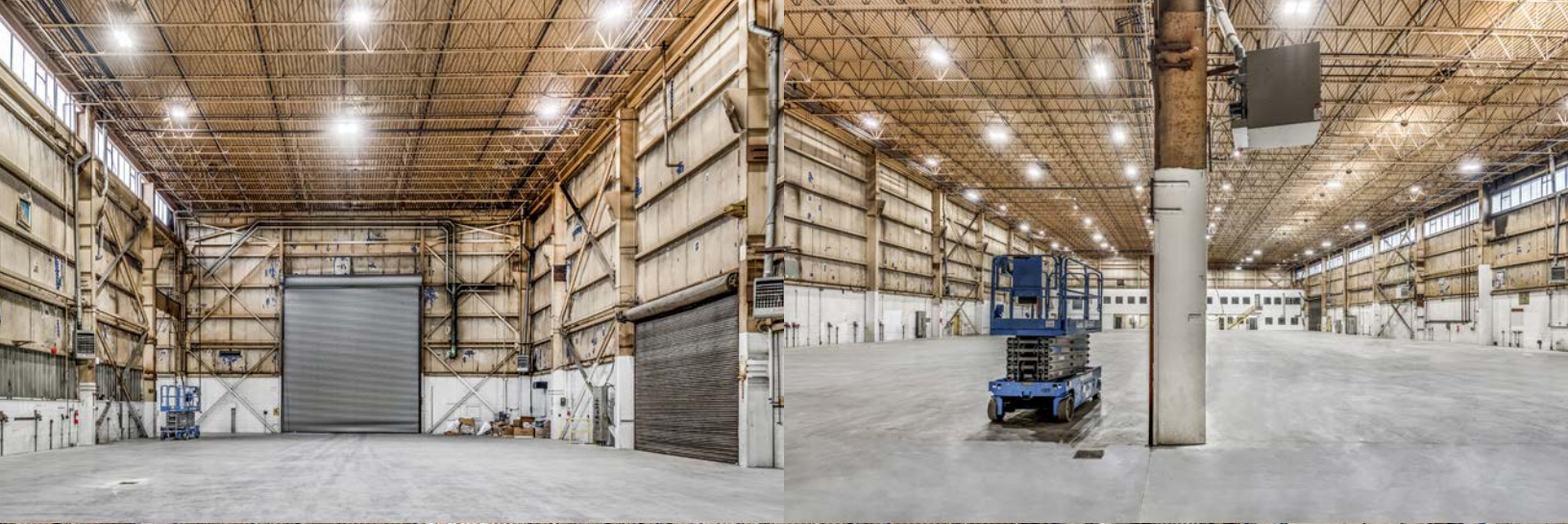
- |                              |                            |                               |
|------------------------------|----------------------------|-------------------------------|
| 1 The Brick                  | 7 Black Press              | 13 MonteCristo Bakery         |
| 2 BMW                        | 8 Lululemon                | 14 Peterbilt Pacific          |
| 3 GoodFood                   | 9 Cascadia Metals          | 15 Brockmann's Chocolates     |
| 4 Gaggan Foods International | 10 National Tire Wholesale | 16 Fountain Tire              |
| 5 Swiss Water                | 11 Cruise Canada RV        | 17 Voilà (Under Construction) |
| 6 Sunrise Soya Foods         | 12 GFL                     |                               |

 <b>417,514</b> Population within 10 KM (2022 Est.)	 <b>232,836</b> Labour Force within 10 KM (2022 Est.)	 <b>11,974</b> Businesses within 10 KM (2022 Est.)
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### Drive Times

- 2 min  
Tilbury Connector
- 2 min  
South Fraser Perimeter Road/  
Highway 17
- 7 min  
Highway 91
- 7 min  
Highway 99
- 18 min  
Fraser Surrey Docks
- 20 min  
Deltaport
- 23 min  
US Canada Border
- 30 min  
YVR International Airport
- 35 min  
Downtown Vancouver



## Space Features




-  8 grade loading doors
-  Ample parking
-  Up to 45' clear height in the warehouse area
-  Newly poured warehouse floor
-  3,000 amps, 480/277 volts electrical service
-  LED lighting in warehouse and ground floor office
-  Functional office layouts with open and private office spaces
-  Kitchenette
-  Excess land for outdoor storage

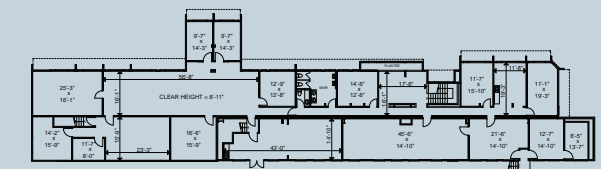


## Building Plan

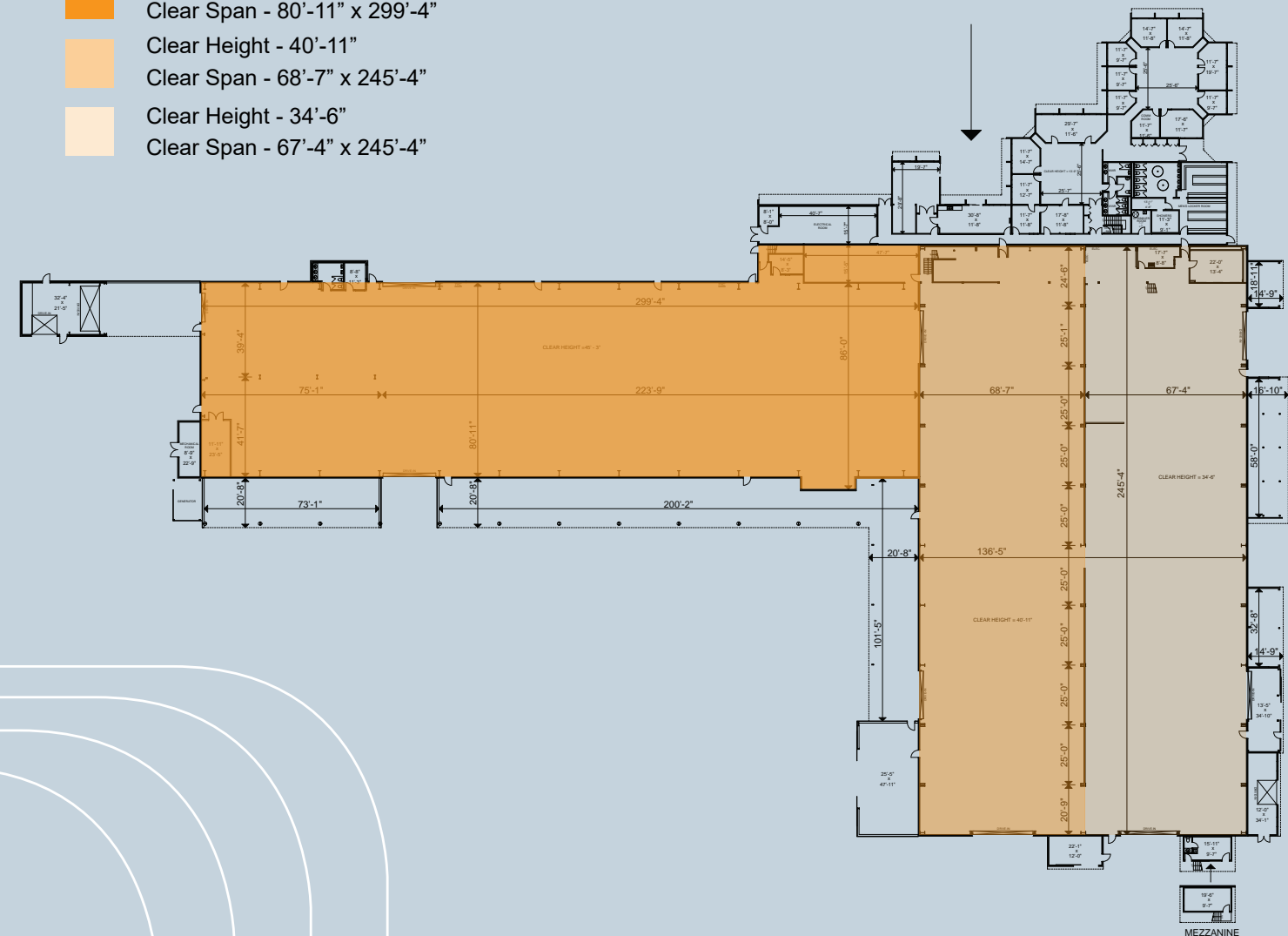
### Building Area

Mezzanine	230 SF
Second Floor Office	6,819 SF
Ground Floor Office	7,748 SF
Warehouse	74,414 SF
<b>Total</b>	<b>89,211 SF</b>

-  Clear Height - 45'-3"  
Clear Span - 80'-11" x 299'-4"
-  Clear Height - 40'-11"  
Clear Span - 68'-7" x 245'-4"
-  Clear Height - 34'-6"  
Clear Span - 67'-4" x 245'-4"



FLOOR 02



Areas are approximate. Site plan is not drawn to scale.

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# 7660 Vantage Way

Delta, BC

## Contact Us

### Joe Inkster

Personal Real Estate Corporation  
Senior Vice President  
Industrial Properties  
+1 604 662 5134  
joe.inkster@cbre.com

### Hayden Ferrill

Senior Sales Associate  
Industrial Properties  
+1 778 372 1934  
hayden.ferrill@cbre.com



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