

FOR LEASE

400-7978 82ND STREET

DELTA, BRITISH COLUMBIA

15,387 SF corner warehouse with 4 dock & 2 grade loading doors



Unit size

14,119 SF Warehouse

1,268 SF Office

15,387 SF Total

LOADING DOORS	4 dock & 2 grade
CEILING HEIGHT	26' clear
PARKING	12 dedicated stalls
BASIC RENT	Contact listing agents
ADDITIONAL RENT	\$6.44 PSF (2023 est.)
AVAILABILITY	Immediately

I2 Zoning

Medium Impact Industrial

Features

- Excellent exposure along 82 Street
- Private offices, kitchen/staff room, and open area with HVAC
- Ample truck maneuvering room at rear loading area
- Large front windows and warehouse skylights provide plenty of natural light
- NFPA sprinklers throughout
- Professionally built and managed by Beedie

[VIEW FLOORPLAN](#)



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Located in Tilbury, Delta's primary industrial hub, 7978 82nd Street is only 3 minutes from the Tilbury Connector, providing quick access to all of Metro Vancouver and the US border via Highway 17 (South Fraser Perimeter Road), Highway 91 and Highway 99.

Tilbury offers excellent connectivity with logistical hubs such as YVR International Airport, Deltaport and the Tsawwassen Ferry Terminal. Downtown Vancouver, Surrey City Centre, and Richmond City Centre are only a 25-35 minute drive from the property.



18
MINUTES TO
DELTA PORT

30
MINUTES TO
YVR AIRPORT

20
MINUTES TO
SURREY CC

25
MINUTES TO
RICHMOND CC

Connect with us for more information

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