

// 7,589 SF Office & Retail Space

FOR SALE

Units 11 & 12 – 7228 Progress Way, Delta



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PROPERTY DETAILS



OPPORTUNITY

This rare office/retail unit in **Tilbury Industrial Park** offers a functional layout with exceptional versatility for a variety of businesses.

Featuring two floors of fully finished office space and a dedicated showroom, it's an ideal opportunity for any industrial service business.

With outstanding visibility and accessibility in one of the most central industrial hubs in the lower mainland, this prime location is perfect for establishing or expanding your operations.

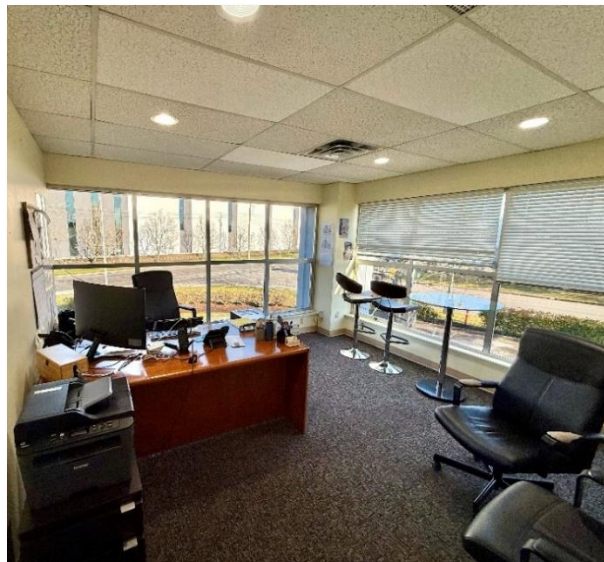
Address	Units 11 & 12 – 7228 Progress Way, Delta BC		
Area	Ground Floor	3,787 sf	
	Second Floor	3,802 sf	
	Total	7,589 sf	
Taxes	\$20,111.09 (2024)		
Strata Fees	\$856.29		
Parking	8 Parking Stalls		
Year Built	1990		
Zoning	I2 – Medium Impact Industrial Zoning provides opportunity for light & medium industrial uses, as well as office uses & retail opportunities.		
Asking Price	\$3,950,000		



BUILDING FEATURES

FEATURES

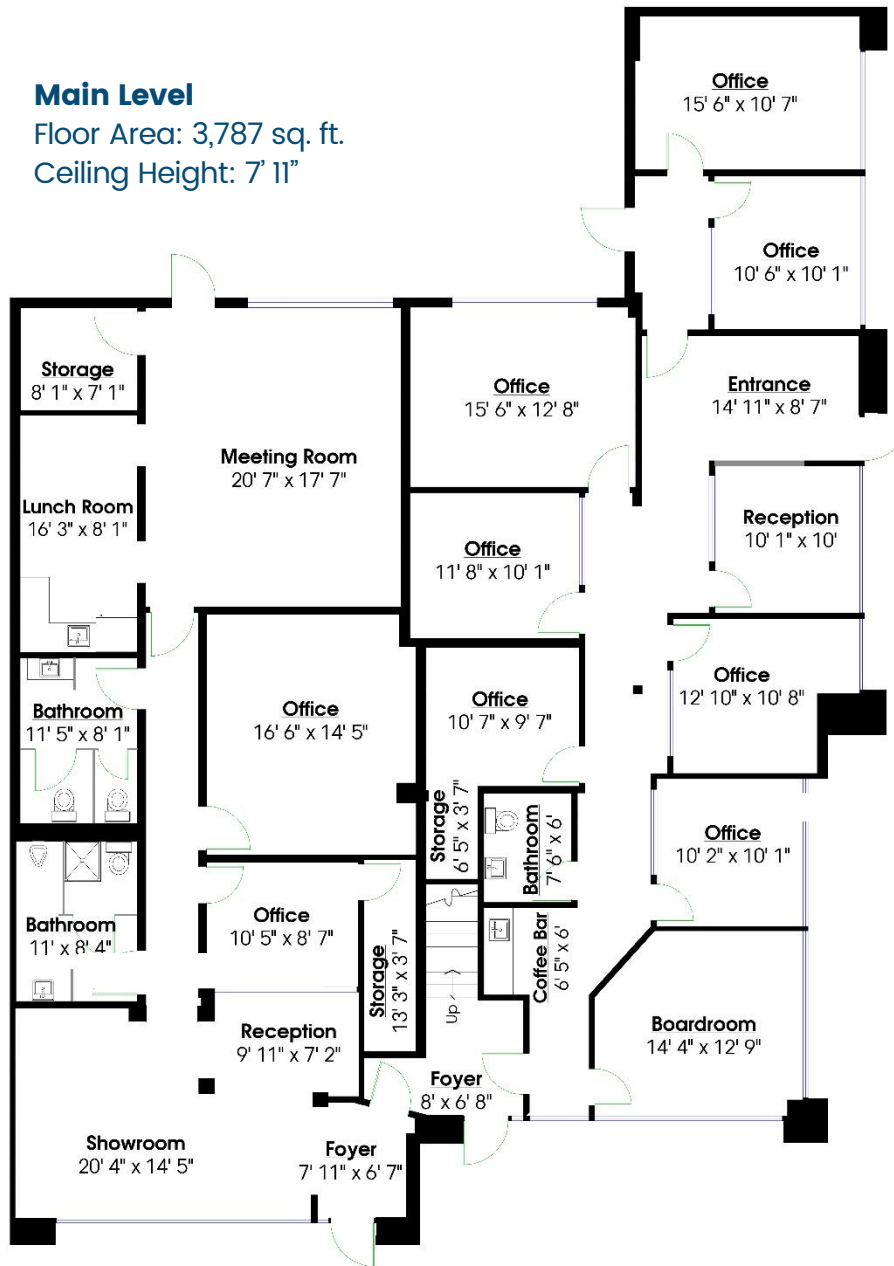
- Prominent corner location with extensive glazing fronting Venture Street & Progress Way
- Tilt-up concrete construction
- The current layout contains a fully finished second floor office, fully finished ground floor office, and ground floor showroom
- Potential for one existing tenant as well as leaseback to vendor
- 200A 3-phase power
- HVAC throughout
- Boardroom, kitchenette, and multiple private offices



FLOORPLANS

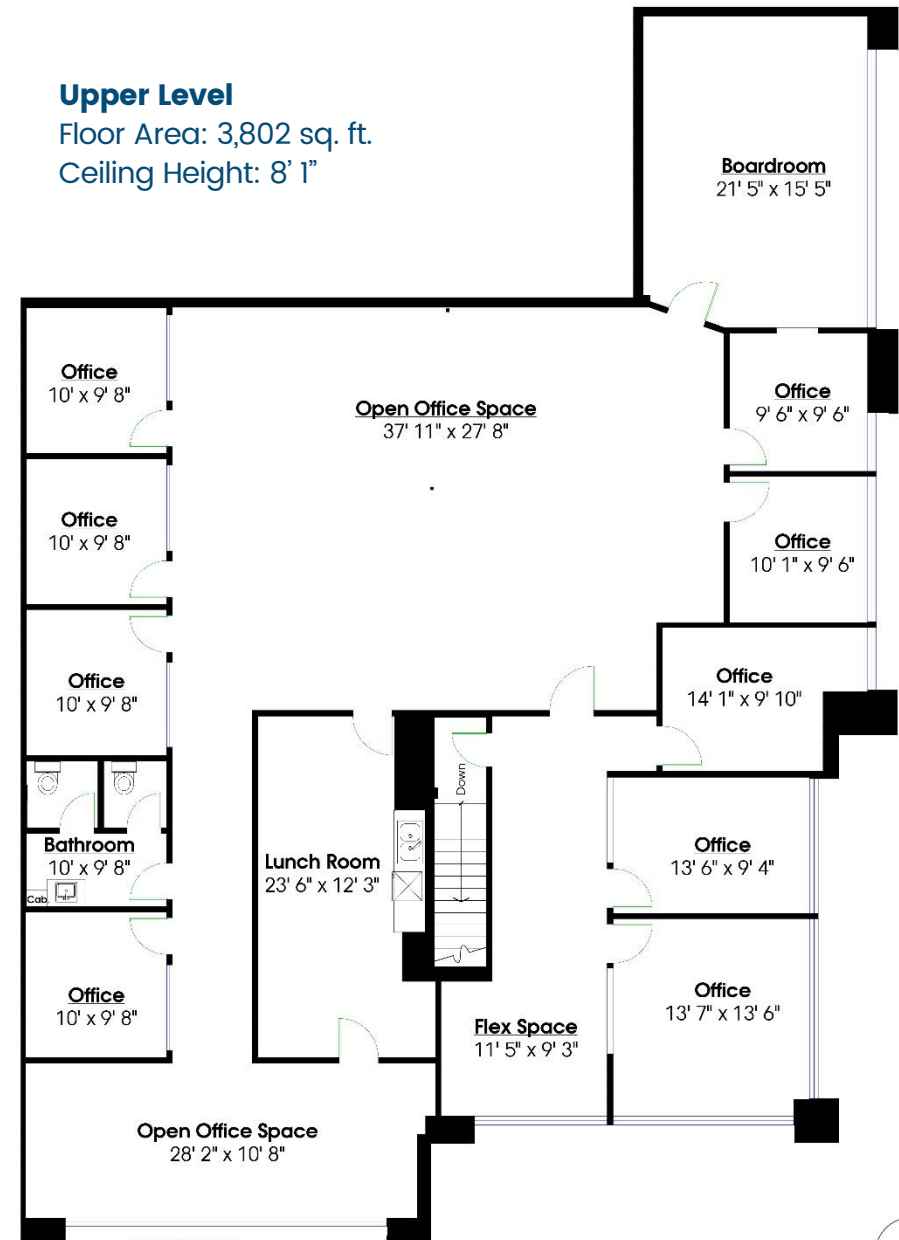
Main Level
Floor Area: 3,787 sq. ft.
Ceiling Height: 7' 11"

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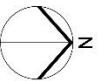


Upper Level
Floor Area: 3,802 sq. ft.
Ceiling Height: 8' 1"

Floor Area: 3,802 sq. ft.
Ceiling Height: 8' 1"



// Total floor plan area is 7,589 sq.ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



LOCATION

7228 Progress Way is strategically positioned at the prominent corner of Venture Street and Progress Way. Boasting excellent street exposure, this location ensures maximum visibility for your business. With quick access to Highways 99 and 91 via River Road, the property is ideally situated for seamless connectivity across the Lower Mainland. Whether servicing Vancouver, the Fraser Valley, or the U.S. border, this central location offers unmatched convenience for logistics, distribution, and operations.



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