



7158 Progress Way, Delta, BC

For lease

36,145 SF of industrial warehouse and office space with 3 dock doors and 1 grade loading

Property Highlights



Loading

3 (8' x 10') - Dock doors with automatic levelers
1 (12' x 14') - Large grade loading door



Ceiling Height

25' clear in warehouse



Parking

25 parking stalls



Electrical Service

3-phase fused at 600 amps 347/600 volts



Lighting

Landlord upgrading to LED lighting



Available Area

36,145 SF

Zoning

I2 - Medium Impact Industrial

Availability

December 1, 2025 (possibly earlier)

Lease Rate

\$18.95 PSF

Operating Costs

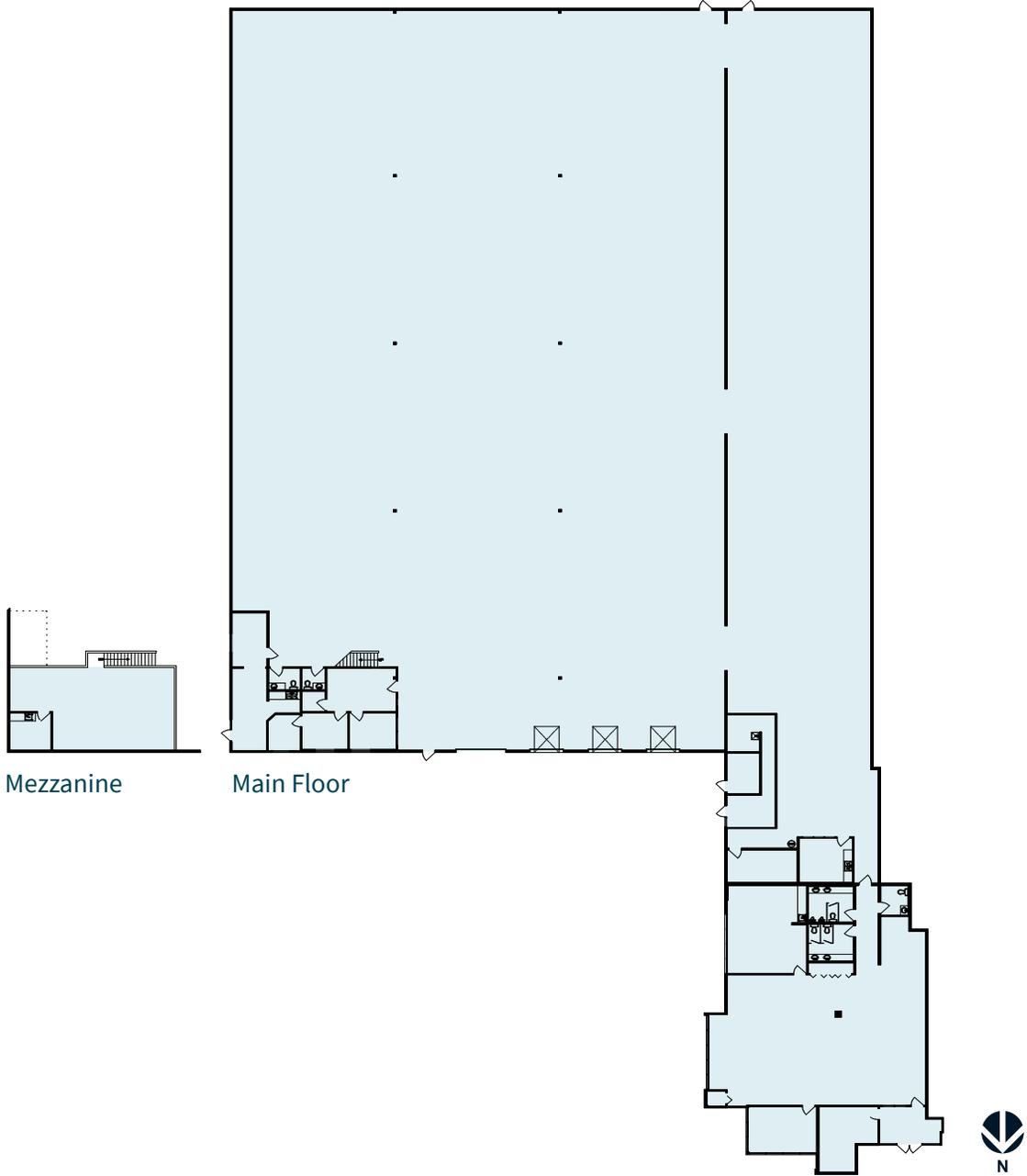
\$7.61 PSF (2025)

Year Built

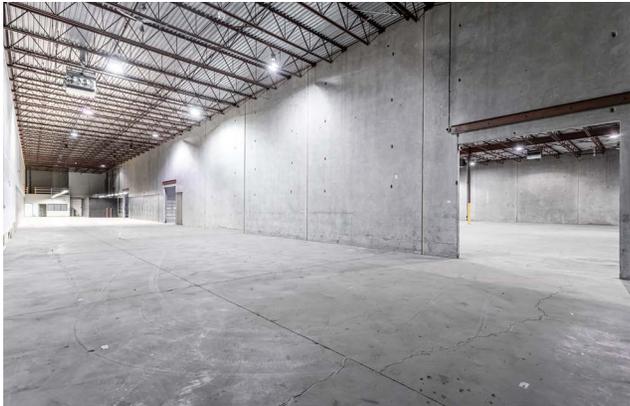
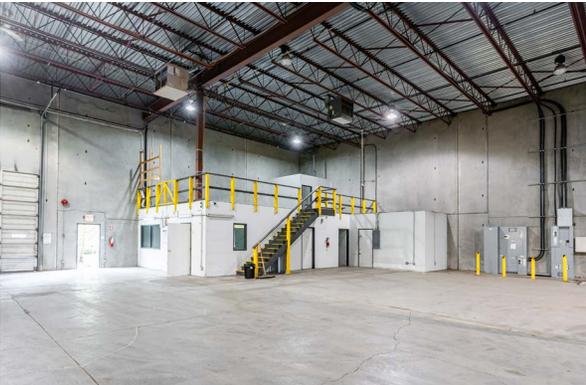
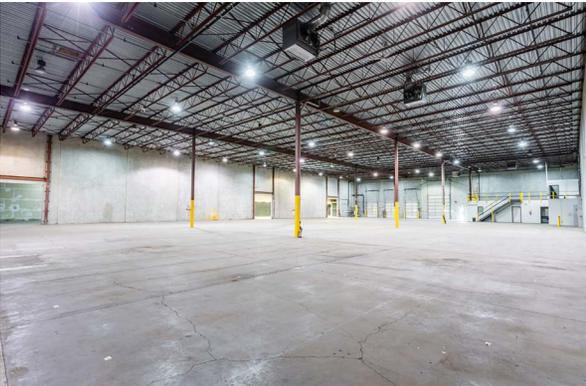
1991

Floor Plan

Ground Floor Office	4,505 SF
Warehouse	30,649 SF
Storage Mezzanine	991 SF
Total	36,145 SF



7158 Progress Way / Delta



7158 Progress Way / Delta





Coquitlam

Vancouver

7

Burnaby

7



17

Surrey



Richmond

91

Drive times



7158
Progress Way, Delta



10 minutes
Highway 99

22 minutes
DeltaPort

30 minutes
YVR

35 minutes
CAN/US Border

45 minutes
Downtown Vancouver

17

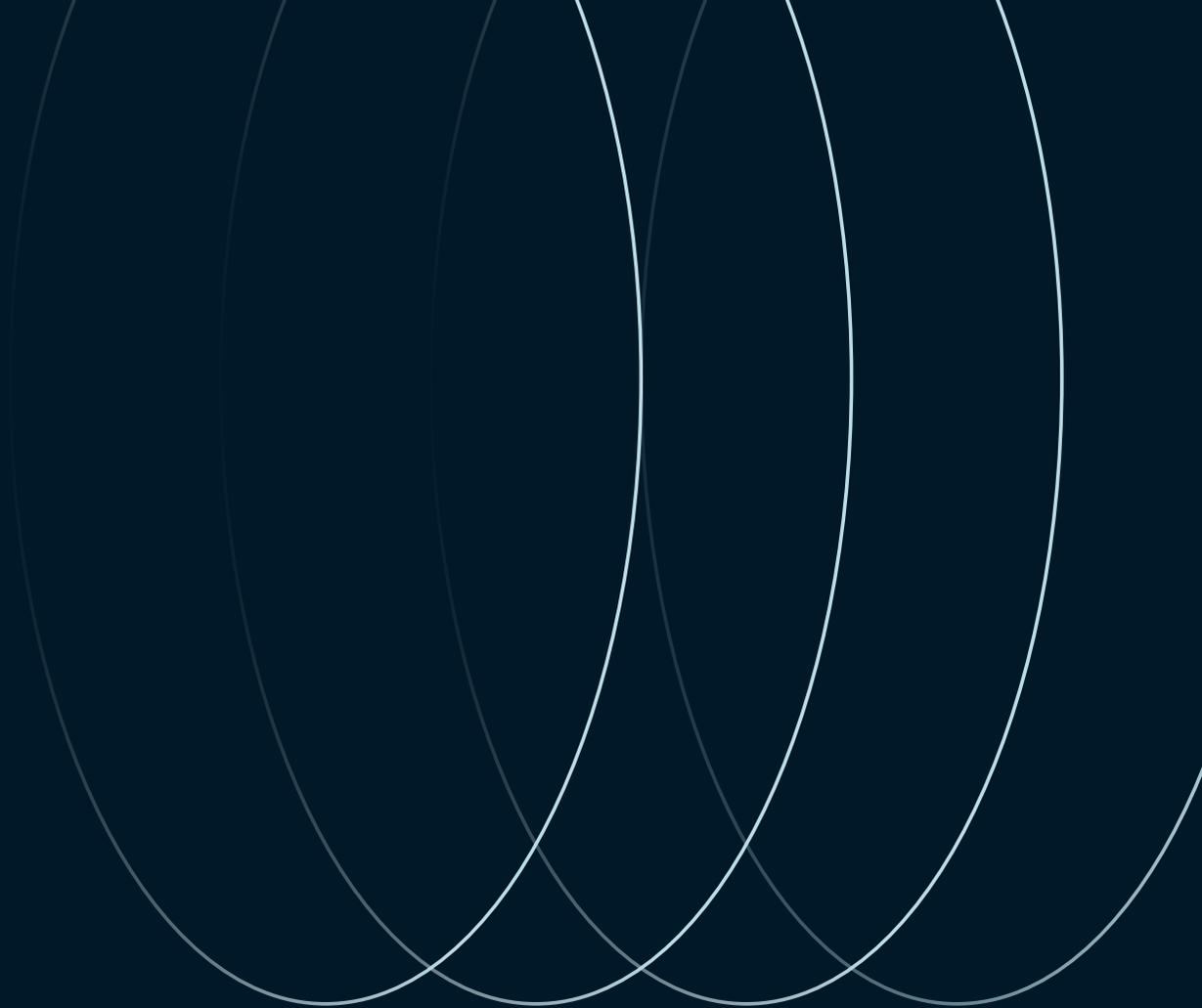
Delta

99

10

Langley

15



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