


REDUCED RATE



 **JLL** SEE A BRIGHTER WAY

# For sublease

#16, 17, 18 - 7163 Vantage Way, Delta

7,081 SF of office and warehouse space  
with 2 grade and 1 dock loading



Opportunity to sublease units with 2 grade level and 1 dock level loading doors in Tilbury with finished office space.



Highlights:

- Quality tilt-up concrete construction
- Two (2) 10’x12’ rear grade loading and one (1) dock doors
- 3 phase power
- Overhead gas-fired unit heater in warehouse
- 24’ clear ceiling height

Building area:	7,081 SF
Lease rate:	<del>17.95 PSF</del> 14.95 PSF
Operating costs:	\$6.24 PSF (2025)
Sublease term expiry:	November 30, 2026
Availability:	Immediate



## 7163 Vantage Way/Delta

The subject property is located on Vantage Way in The Tilbury area of Delta. The location provides quick access to River Road and to Highways 17, 99 and 91 making it easy to access the Vancouver International Airport, Tsawwassen Ferry Terminal, Deltaport Container Terminal and the United State border.

### Drive times:

**30 minutes**

CAN/US Border

**39 minutes**

Downtown Vancouver

**19 minutes**

Tsawwassen Ferry Terminal

**20 minutes**

Deltaport

**22 minutes**

YVR







**For more information, please contact:**

**Stefan Morissette\***

*Senior Vice President*

[stefan.morissette@jll.com](mailto:stefan.morissette@jll.com)

+1 604 657 0801

\*Personal Real Estate Corporation

**Casey Bell\***

*Executive Vice President*

[casey.bell@jll.com](mailto:casey.bell@jll.com)

+1 604 340 3173

\*Personal Real Estate Corporation

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 JLL Canada. All rights reserved. \*Sales Representative \*\*Broker