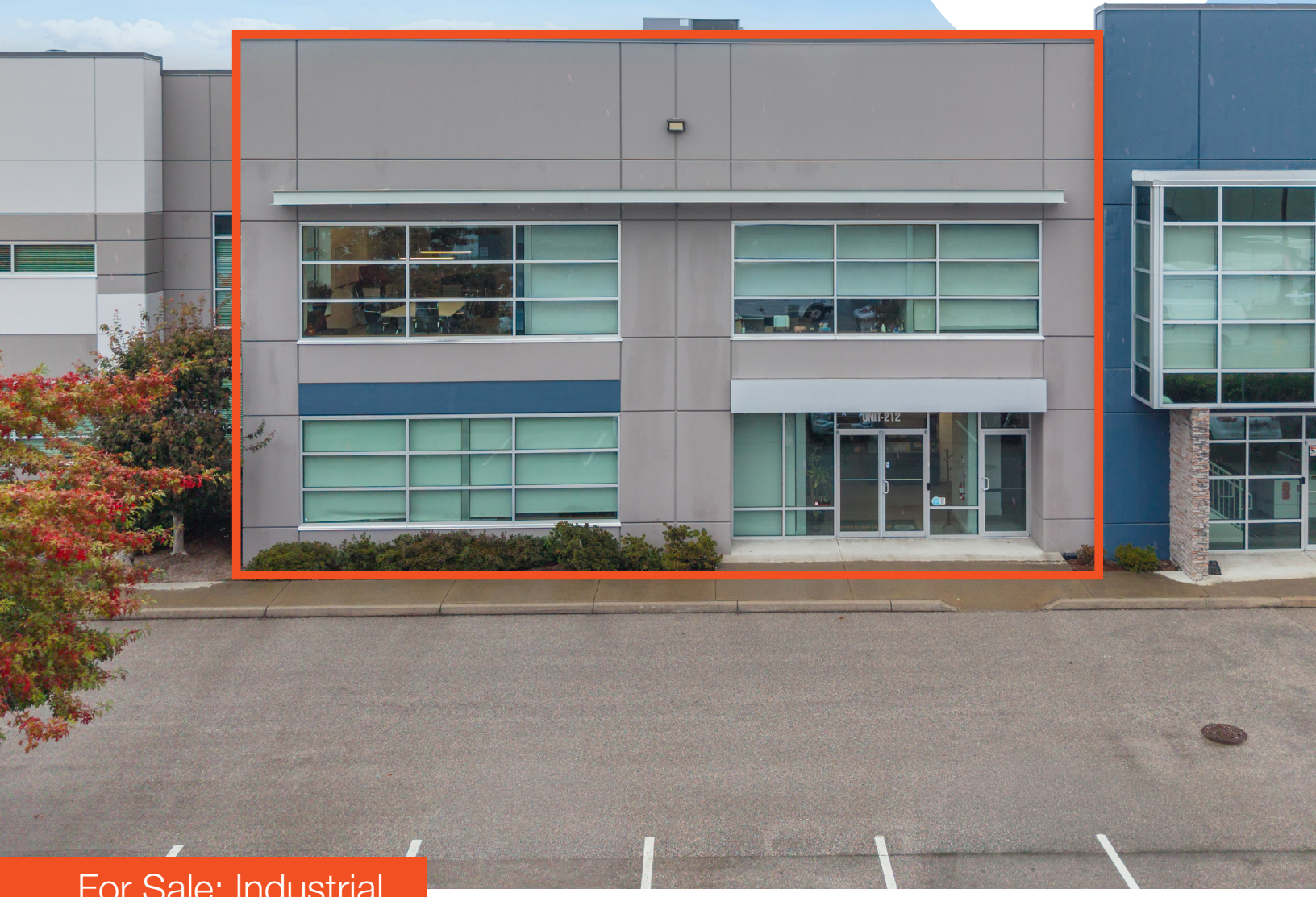
# Extensively Improved 12,733 SF Industrial Unit in Tilbury

Price Guidance

**$7.15M**




For Sale: Industrial

## 212-6901 72nd Street Delta, BC

**Lennard:**

520-800 West Pender Street, Vancouver
604.636.2620 • lennard.com

Macdonald COMMERCIAL

1827 West 5th Avenue, Vancouver
macdonaldcommercial.com

# 212-6901 72nd Street

Delta, British Columbia





Macdonald Commercial and Lennard Commercial are pleased to present Unit 212 – 6901 72nd Street, Delta, BC, a high-quality industrial strata opportunity located in Tilbury.

## The Opportunity

The property comprises approximately 12,733 SF of gross floor area, offering a functional combination of warehouse, ground-floor showroom/office, and mezzanine office space. The warehouse features 26’ clear ceiling heights, two dock-level loading doors and one grade-level loading door, providing efficient shipping and receiving capabilities for a variety of industrial and commercial operations.

The improvements include approximately 7,642 SF of warehouse space, 2,583 SF of ground-floor showroom/office, and 2,508 SF of mezzanine office space. The office component features extensive built-out accommodation, including private offices, open work areas, a boardroom, training room and staff amenities. The property is further complemented by 11 private on-site parking stalls.

The property is zoned I-2 – Medium Impact Industrial, providing for a range of industrial uses, subject to applicable municipal regulations and requirements.

Situated within the Tilbury industrial area, the property benefits from convenient access to major transportation routes, including River Road, Highway 91, Highway 99 and the South Fraser Perimeter Road, facilitating connectivity throughout Delta and the broader Lower Mainland.

## Property Details

Asking Price
$7.15M

Property Taxes (2026)
$64,698.59

Strata Fees
$1,689.45 Per Month

Year Built
2013

Loading
Two Docks w/ Auto Leveller & One Grade

Parking
11 Private On-Site Stalls

Warehouse Size
7,642 SF

Showroom/Office Size
2,583 SF

Mezzanine Office Size
2,508 SF

Gross Floor Area
12,733 SF

Warehouse Height
26 Ft Clear

Strata Plan
EPS1627

PID
029-549-426

Power
3-Phase, 200 Amp, 600 Volt Electrical

Zoning
I-2 – Medium Impact Industrial

Legal Description

Strata Lot 12, Plan EPS1627, District Lot 128, Group 2, New Westminster Land District, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V



# 212-6901 72nd Street

Delta, British Columbia

## Property Highlights

### Versatile Industrial Strata Opportunity

Approximately 12,733 SF of combined warehouse, showroom and office accommodation in Delta's established Tilbury industrial area.

### Substantial Office Build-Out

Approximately 5,091 SF of well-appointed office and showroom space across two levels, featuring private offices, an executive boardroom, dedicated training room and staff amenities.

### Functional Warehouse Space

Approximately 7,642 SF of warehouse space with 26-foot clear ceiling height, offering flexibility for a range of industrial and distribution operations.

### Three Loading Doors

Two dock level loading doors with auto levellers and one grade-level loading door facilitate efficient shipping and receiving.

### Private On-Site Parking

11 dedicated parking stalls provide convenient parking for employees and visitors.

### Strategic Transportation Access

Convenient access to River Road, Highway 91, Highway 99 and the South Fraser Perimeter Road, connecting the property to key transportation routes throughout Delta and the Lower Mainland.

### Integrated Business Accommodation

A combination of warehouse, showroom, office and meeting facilities provides a functional setting for businesses seeking to consolidate administrative and operational functions in one location.












# 212-6901 72nd Street

Delta, British Columbia













## Warehouse & Industrial Features

### Well-Designed Warehouse Space

Approximately 7,642 SF of warehouse space with a practical layout suited for storage, distribution, equipment and a range of industrial operations.

### Clear Warehouse Height

26-foot clear warehouse ceiling height provides vertical storage capacity and flexibility for a range of industrial uses.

### Loading & Shipping

Two dock-level loading doors with auto levellers and one grade-level loading door facilitate shipping, receiving and the movement of goods.

### Enclosed Woodshop

Dedicated enclosed woodshop with an integrated dust-extraction system, providing a defined workspace for workshop and light industrial activities.

### Natural Lighting

Warehouse skylights introduce natural light into the industrial area.

### Interior Wall Finishes

Painted gypsum board wall finishes throughout the warehouse.

### Security System

High end security system with multiple cameras throughout warehouse space

### Open Warehouse Configuration

Largely open warehouse layout with concrete flooring, providing adaptable floor space for storage, equipment and operational workflows.

### Power & Electrical Infrastructure

200 Amp, 600 Volt, 3-Phase Electrical provides substantial power capacity for a range of industrial, manufacturing, warehousing and distribution operations.

# 212-6901 72nd Street

Delta, British Columbia

## Office & Showroom Features

### Substantial Office Accommodation

Approximately 5,091 SF of well-appointed office and showroom space across the ground and mezzanine levels, providing a functional environment for administrative, management and client-facing operations.

### Reception & Ground-Floor Offices

A dedicated reception and waiting area, five enclosed offices and an open office area provide a professional first impression and flexible workspace for staff.

### Training Facilities

A dedicated training room accommodates staff training, presentations and group meetings.

### Additional Mezzanine Offices

Four enclosed offices and an open sitting area on the mezzanine level provide additional workspace and separation between administrative functions.

### Executive Boardroom

Features a decorative recessed ceiling, stone feature wall, wet bar and decorative lighting, creating a distinguished setting for meetings and client presentations. The boardroom also benefits from additional natural light due to the configuration of the south-western portion of the unit.

### Contemporary Glass Partitions:

Floor-to-ceiling glass walls in the enclosed offices, boardroom, lunchroom and training room create a consistent, professional interior aesthetic.

### Dedicated Staff Amenities

A fully equipped lunchroom includes a full-size stainless-steel refrigerator and dishwasher, complemented by a separate locker room for staff convenience.

### Multiple Washrooms

Several bathrooms serve the office areas, including a three-piece bathroom equipped with a stand-up shower.

### Quality Interior Finishes

Commercial-grade low-pile carpeting, composite-style tile flooring, painted gypsum board walls and drop-down T-bar ceilings provide a finished commercial environment.

### Lighting

Recessed pot lights and fluorescent tube lighting throughout the office areas provide functional illumination.

### Dedicated HVAC Systems

Separate HVAC systems serve the office levels, providing dedicated heating and cooling for the office accommodation.

### Security System

A high end security system with multiple cameras throughout the unit provides additional property monitoring.

## Photos











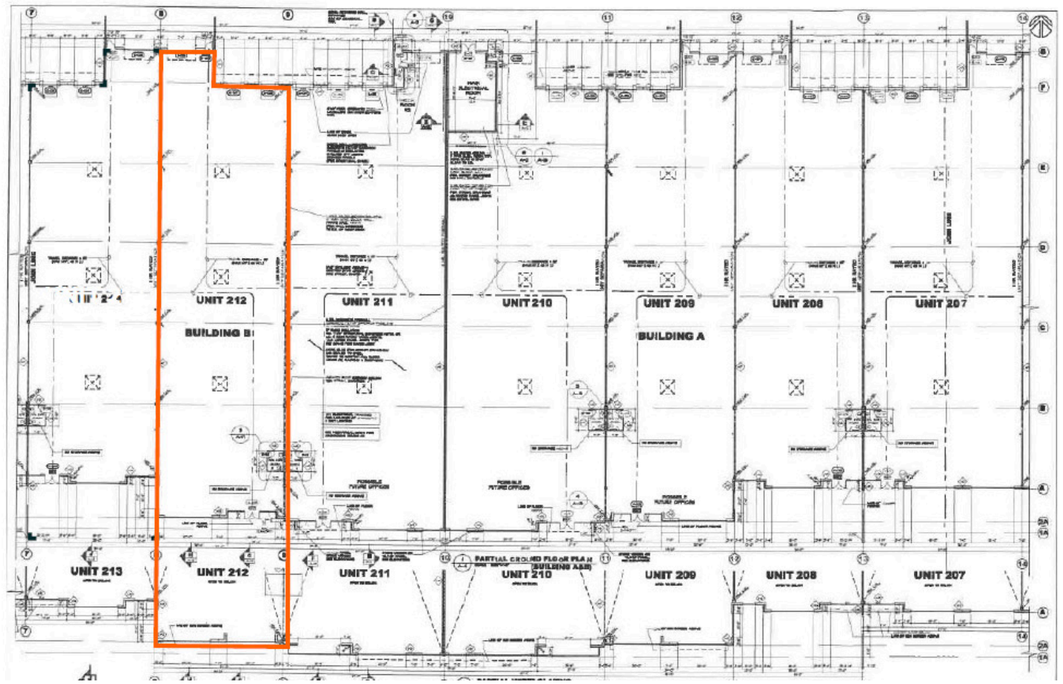




# 212-6901 72nd Street

Delta, British Columbia

## Floor Plans

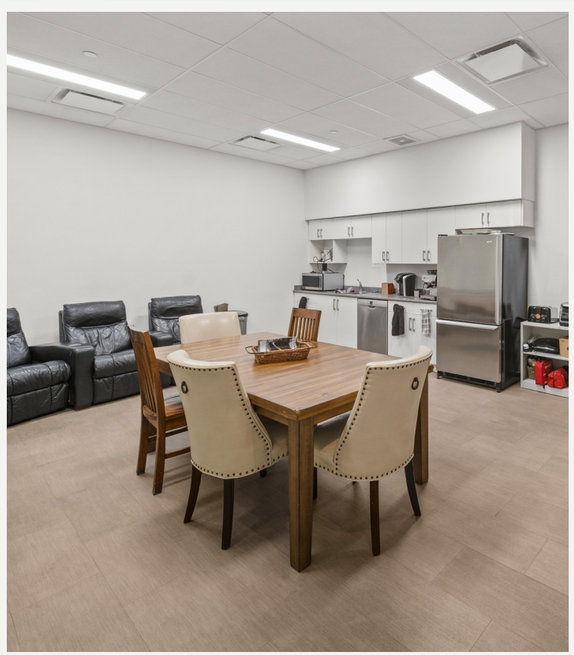



## Significant Capital Improvements

Substantial investment in the property's office and operational improvements, including extensive private office accommodation, executive boardroom, training facilities and staff amenities.

## Photos







**5** Minutes to Highway 17

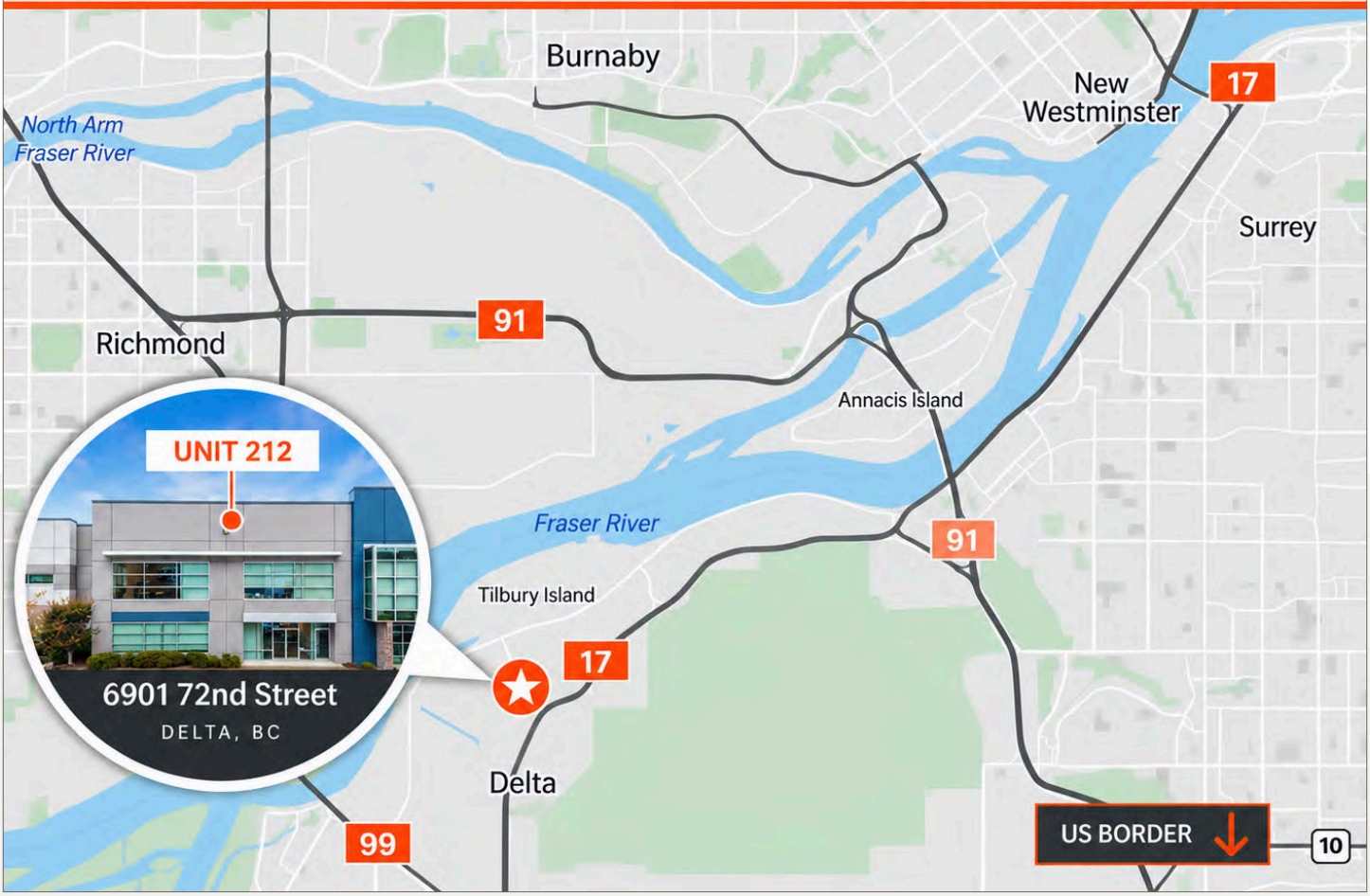
**10** Minutes to Highway 99

**20** Minutes to Surrey City Centre

**25** Minutes to US/Canada Border Crossing

Convenient Access to Highway 17, Highway 99, and Highway 91

Bus Routes Near Property




# Lennard:


Max Wiltshire Personal Real Estate Corporation
Vice President
D. 604.636.2641
mwiltshire@lennard.com

520-800 West Pender Street, Vancouver
604.636.2620
lennard.com


Macdonald COMMERCIAL


Derek Nystrom Personal Real Estate Corporation
Vice President
C. 604.644.8652
derek.nystrom@macdonaldcommercial.com

1827 West 5th Avenue, Vancouver
macdonaldcommercial.com



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.