

1.485 ACRE INDUSTRIAL SITE

7722 PROGRESS WAY, DELTA, BC

FOR SALE
OR LEASE

For information, please contact:

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- MUNICIPAL ADDRESS:** 7722 Progress Way, Delta, British Columbia.
- LEGAL DESCRIPTION:** Lot 83, District Lot 120, Group 2, New Westminster District, Plan 56884.
- PID:** 005-527-783
- THE OPPORTUNITY:** To acquire for sale or lease a rarely available, zoned and vacant industrial property that is ready for occupancy or development within a mature and stable industrial business park.
- LOCATION:** The property is located in the Tilbury Industrial Park within the City of Delta, BC. More specifically, the property is located mid block on the south side of Progress Way. This convenient location allows for excellent access to River Road that services the entire Tilbury Industrial Park and connects Delta to the City of Richmond to the west, Surrey to the east and the Peace Arch USA border crossing to the south. This location is also in close proximity to Nordel Way providing access north over the Alex Fraser bridge to the municipalities of New Westminster and Burnaby and to Highway #1.
- PROPERTY DESCRIPTION:** The subject property is irregular in shape with a total gross area of approximately 1.485 acres. This site enjoys approximately 170 feet of frontage along Progress Way and has a full range of municipal services at or near the property line including: water, sewer, storm drainage, hydro, natural gas and telephone.

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ZONING:	The property is zoned I-2 (Heavy Industrial) allowing for a wide variety of industrial distribution and manufacturing uses.
TENURE:	The property is freehold, subject to the following encumbrances: <ul style="list-style-type: none">• Statutory Right of Way - P37804 Registered Owner of Charge: British Columbia Hydro and Power Authority• Undersurface Rights - P41950• Statutory Right of Way – R125093 Registered Owner of Charge: The Corporation of Delta
PROPERTY TAXES:	\$18,299.20 (2008)
SALE PRICE:	\$1,300,000
LEASE RATE:	\$1.50 per sq.ft., fully net per annum



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