

// 4,283 SF of Warehouse & Office Space

FOR SUBLEASE

Unit 103 – 7225 Brown Street, Delta, BC

PRICE REDUCTION

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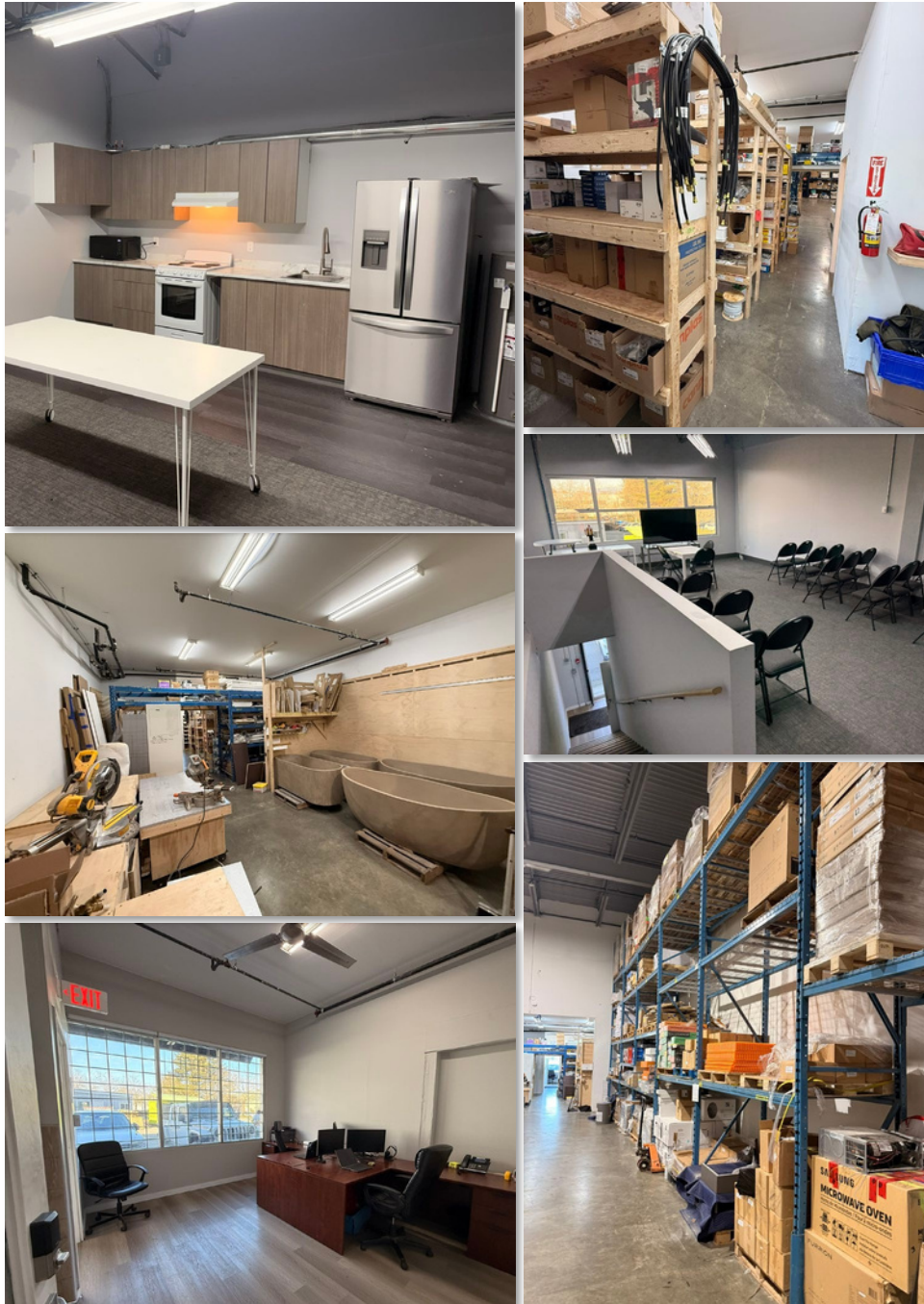
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PROPERTY DETAILS



Address	Unit 103 –7225 Brown Street, Delta, BC	
Area	Warehouse	3,248 SF
	Main Floor Office	155 SF
	2nd Floor Office	880 SF
	Total	4,283 SF
Sublease Rate	\$17.00 \$14.00 PSF	
Additional Rent	\$5.00 PSF (est. 2026)	
Sublease Expiry	August 14, 2028 (longer term available)	
Zoning	I2 –Medium Impact Industrial Zoning	
Available	30-days notice	

BUILDING FEATURES



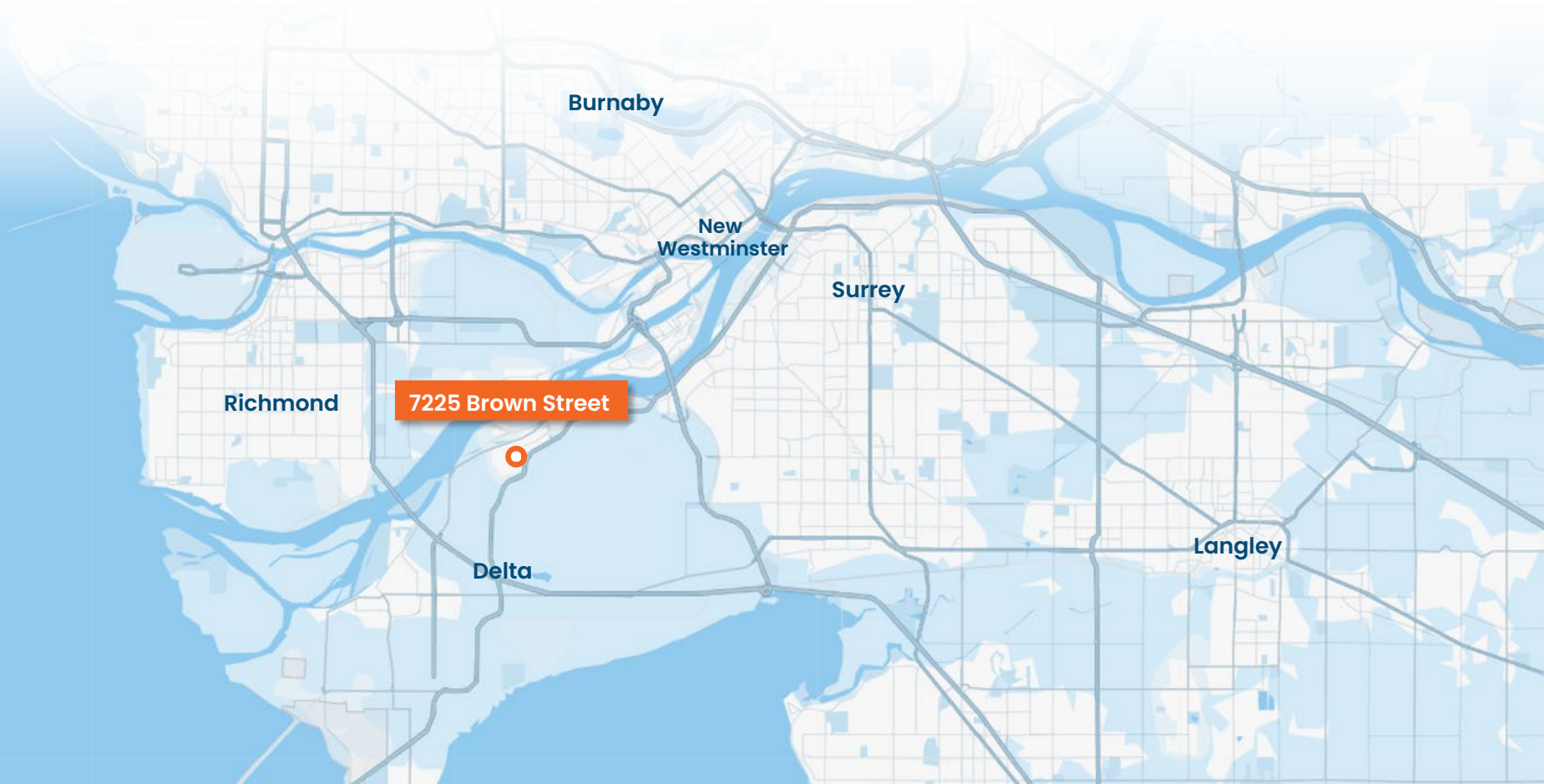
FEATURES

- Very clean, open warehouse with perimeter racking in place LED high-bay lighting
- 14' high grade level, front loading door
- 21' 7" clear ceiling height in warehouse
- 100A / 600V / 3-phase power
- Fully sprinklered
- 2nd floor open office area w/ smaller office on main floor
- Well equipped kitchen, washer/dryer and shower on 2nd floor
- 2 finished washrooms (one per floor)
- 2 parking stalls + ample street parking

LOCATION

Unit 103–7225 Brown Street is situated within Tilbury Industrial Park, one of Metro Vancouver’s most central industrial nodes.

The property benefits from immediate access to River Road and direct connectivity to Highways 17, 91, and 99, providing excellent connectivity throughout the Lower Mainland, the Fraser Valley, and to the U.S. border.



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