

OCCUPANCY SPRING 2021  
NOW LEASING



BRAND NEW DISTRIBUTION & LOGISTICS CENTRE  
7400 VANTAGE WAY, DELTA

CONWEST

Colliers  
INTERNATIONAL

VELO

IDEAL SPACE. ACCELERATED BUSINESS.



# WHEN ACCESS IS EVERYTHING.

TAKE ADVANTAGE OF THIS EXCLUSIVE OPPORTUNITY TO LOCATE YOUR INDUSTRIAL BUSINESS TO ONE OF THE MOST COVETED LOGISTICS LOCATIONS.

Velo is a brand new 203,172 SF tier 1 distribution centre with flexible demising options and unit sizes ranging from 64,234 SF to 203,172 SF.





# THE SPACE YOU NEED

## SITE BREAKDOWN

Warehouse: 203,172 SF

Storage Yard: 27,000 SF

AREA	SIZE	DOCK POSITIONS	GRADE POSITIONS
Area 1	68,335 SF	12	1
Area 2	64,234 SF	12	
Area 3	70,603 SF	12	1
<b>TOTAL</b>	<b>203,172 SF</b>	<b>36</b>	<b>2</b>

## ZONING:

I2 – Medium Impact Industrial Zone

This zone is intended to accommodate low to medium impact industrial uses and a range of commercial and service commercial uses.



# STATE-OF-THE-ART FEATURES

Designed to provide innovative logistical and operating efficiencies for industrial businesses, Velo boasts cutting-edge features including:

- 203,172 SF distribution, logistics centre and warehousing
- 36 dock positions each with 40,000 lb levelers, seals and bumpers
- 2 grade loading doors (12' x 14')
- 27,000 SF paved storage yard
- Ceiling height: 36' clear
- LED warehouse lighting on motion sensors
- ESFR sprinkler system
- 2,500 AMP, 347/600 volt, 3-phase electrical service complete with step down transformer and 120/208 volt electrical panel
- Column spacing 50' x 36'
- Two landscape amenity areas complete with site furnishings, lighting and bike racks
- Forced air gas fired unit heaters
- Skylights throughout (4'x4')
- Concrete apron loading area
- 110' open loading court



TILBURY'S LOCATION REMAINS ONE OF THE MOST SOUGHT-AFTER INDUSTRIAL SUB-MARKETS IN THE REGION, LARGELY A RESULT OF ITS IDEAL LOCATION ALONG THE SOUTH FRASER PERIMETER ROAD (SFPR).

## PRIME LOCATION

Velo provides convenient access to Highways 1, 99, 91 and the South Fraser Perimeter Road, as well as efficient connections to all areas of the Lower Mainland including Deltaport, Port Kells, Surrey Fraser Docks and the US Border.

Located in Tilbury, this location has long been recognized as one of Lower Mainland's fastest growing industrial areas and a key contributor to Delta's reputation as an economic powerhouse.

## APPROXIMATE DRIVE TIMES

South Fraser Perimeter Road	3 min	Canada - US border	18 min
Highway 99	5 min	Surrey Fraser Docks	19 min
Highway 91	9 min,	Deltaport	20 min
Tsawwassen Ferry Terminal	17 min	Port Kells	25 min
Vancouver International Airport	18 min	Port of Vancouver	33 min



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7400 Vantage Way, Delta, BC  
VeloDelta.com

## CONTACT US TODAY

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## CONWEST

Conwest is a local, privately owned real estate developer with over 30 years of experience in merchant industrial and commercial real estate projects, including both large and small scale industrial developments, office, and showroom. With a proven track record of delivering great projects and an experienced team of over 100 people, Conwest's approach centers around a foundation of strong relationships, excellence in customer experience, and delivering high product quality.

Our purpose is to do great real estate projects, with great people, for the right reasons.

conwest.com