

# FOR LEASE

5,958 SF  
Unit 210  
669 Ridley Place

Delta, British Columbia



**Jonathan Jassebi\***

Vice President

+1 604 998 6141

[jonathan.jassebi@jll.com](mailto:jonathan.jassebi@jll.com)

\*Personal Real Estate Corporation



**Mike Thompson\***

Executive Vice President

+1 604 998 6036

[mike.thompson@jll.com](mailto:mike.thompson@jll.com)

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# Building Highlights

Site Plan



Available Area:  
Warehouse: 4,578 SF  
Office: 835 SF  
Second Floor: 725 SF  
Total Area: 5,958 SF

\*All measurements are approximate and must be verified by the Tenant.

Zoning:  
I-2 Heavy Industrial  
Zoning allows for manufacturing, distribution, assembly, storage, warehousing and most other industrial uses.

Basic Rent:  
\$22.95 PSF

Additional Rent:  
\$3.93 PSF + 5% management fee



## Property Features



Two (2) Dock doors



24' Clear ceiling height



Fully finished office areas



Modern building with river views



Energy efficient lighting



Abundant parking



Tenant focused landlord



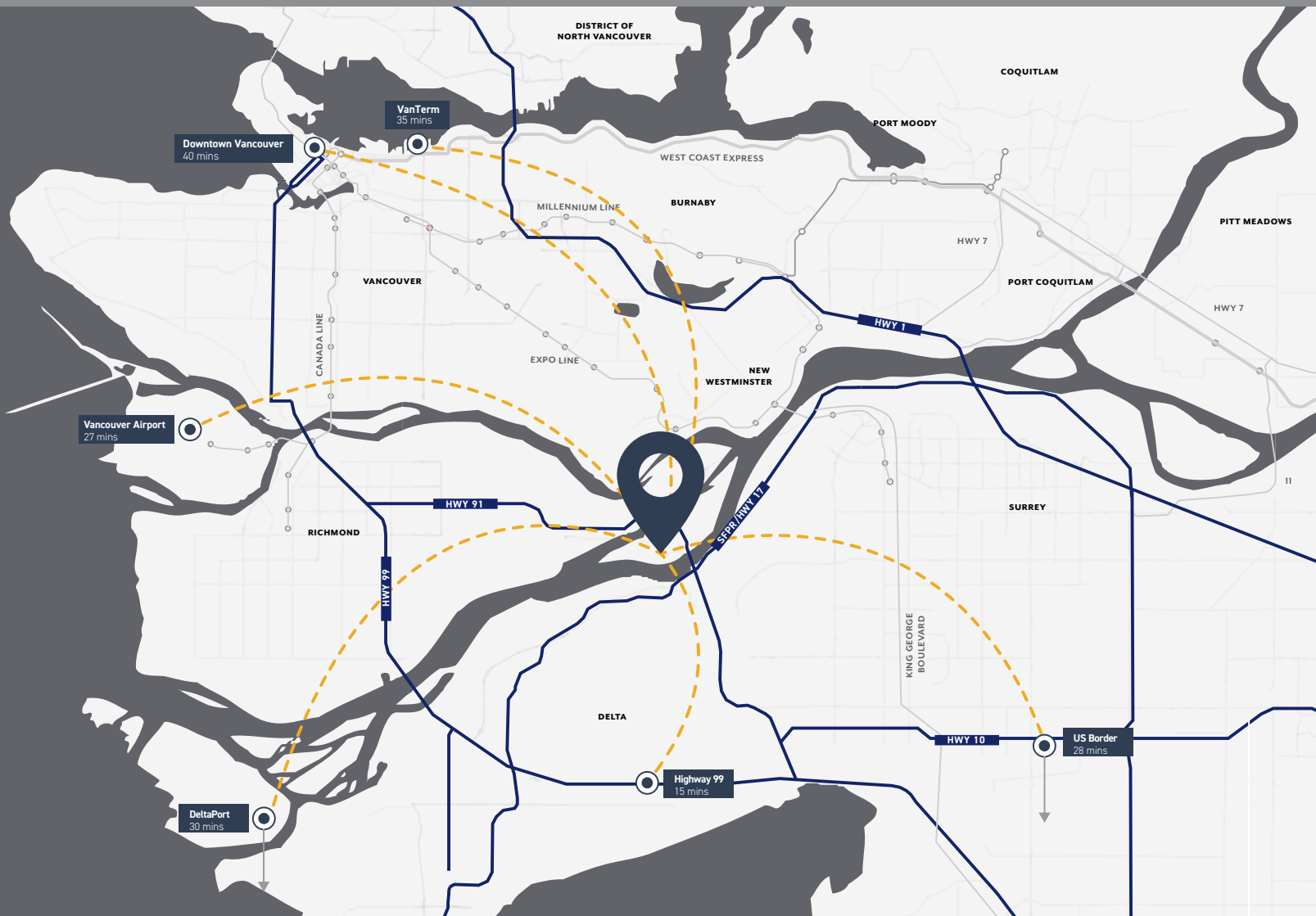
Heavy 3-phase power





# Location

The property offers excellent access being strategically located in Annacis Business Park. Located in the centre of the Lower Mainland, Annacis Island is considered a premier distribution centre due to its location and accessibility to all municipalities. Highway 91 and Highway 99 provide easy access to all Greater Vancouver regions and southwards to the USA.



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jll.ca  
510 West Georgia Street, Suite 2150  
Vancouver, BC V6B 0M3  
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