



#110-7490 MACDONALD ROAD DELTA, BC

FOR LEASE

7,398 square feet of
Office & Warehouse Space
With Dock and Grade Loading

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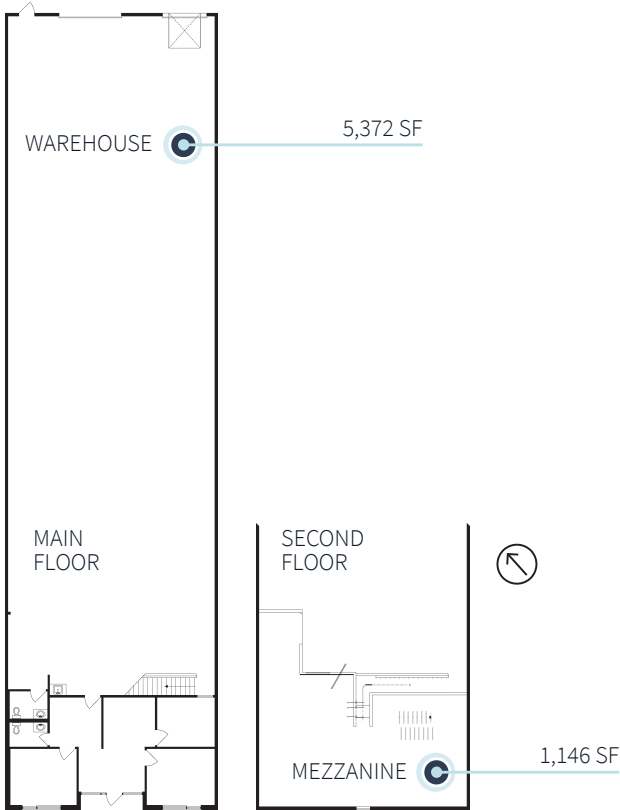


Location

The subject property is conveniently located on MacDonald Road in RiverPointe Business Park just north of the intersection of 68th Avenue and River Road. This location provides easy access to major arterial routes including Highway 99 and Highway 91, which connects the business park to surrounding municipalities of Richmond, Vancouver and Burnaby. The Canada/US Border, the Vancouver International Airport, the Tsawwassen Ferry Terminal and the container port at Robert Banks are within thirty minutes from the subject property.

Available Area

Ground Floor Office	880 Square Feet
Structural Mezzanine	1,146 Square Feet
Warehouse	5,372 Square Feet
TOTAL AREA	7,398 Square Feet



Zoning:
I-2 (Heavy Industrial) permitting a wide range of industrial uses including general warehousing and distribution, manufacturing, assembly and wholesaling.



Lease Rate:
\$23.00 (per SF)



Operating Costs and Taxes:
Contact listing agents



PROPERTY HIGHLIGHTS



24' Clear ceiling height



1 Dock & 1 Grade



3-phase electrical power



Concrete tilt-up construction
built by Beedie



Fully sprinklered throughout



Forced Air heater



Contact



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