

FOR LEASE



Unit 212/213 669 Ridley Place

Delta, British Columbia



Jonathan Jassebi*

Vice President

+1 604 998 6141

jonathan.jassebi@jll.com

*Personal Real Estate Corporation



Mike Thompson*

Executive Vice President

+1 604 998 6036

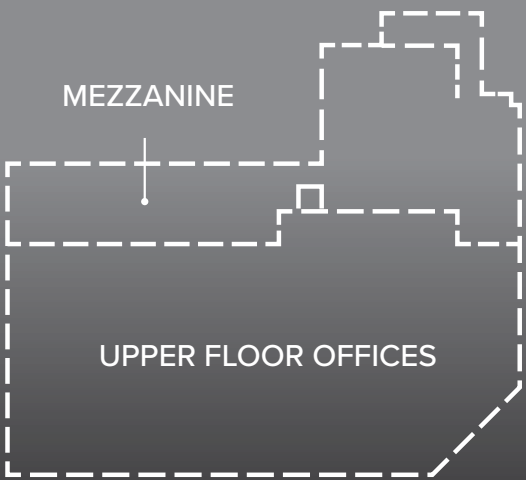
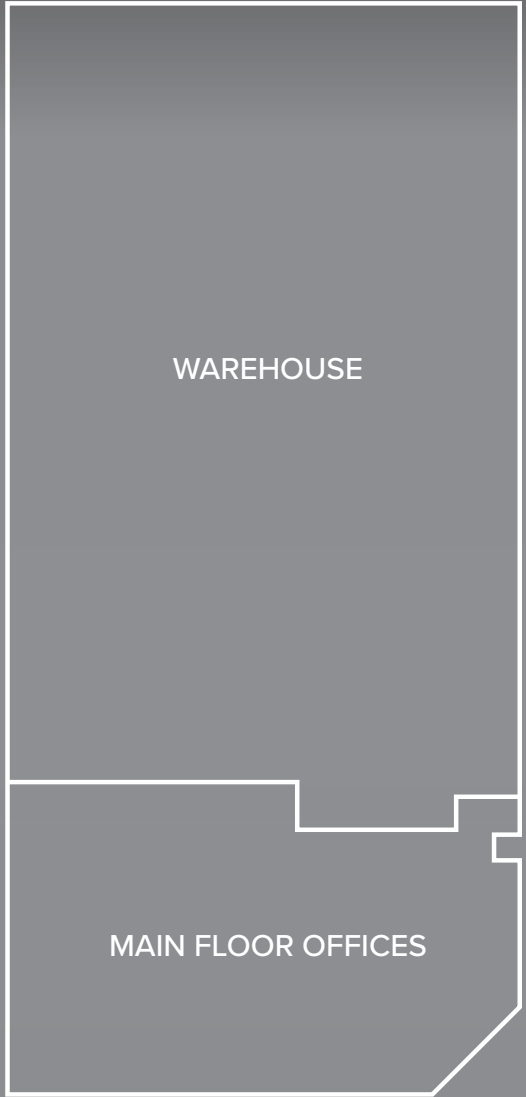
mike.thompson@jll.com

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13,734 SF
Warehouse and Office Space
with 3 Dock and
1 Grade Door

Floor Plan

Unit 212-213



Available Area:

Warehouse: 7,637 SF

Main Floor Office: 2,725 SF

Upper Floor Office: 2,250 SF

Storage Mezz: 1,075 SF

Total Area: 13,734 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:

\$4.24 PSF + 5% management fee

Availability:

May 1st, 2023

Property Features



Three (3) Dock and one (1) grade door



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
Jones Lang LaSalle Real Estate Services, Inc.

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