

FOR LEASE



Units 101-104 669 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

+1 604 809 5836

mike.thompson@jll.com

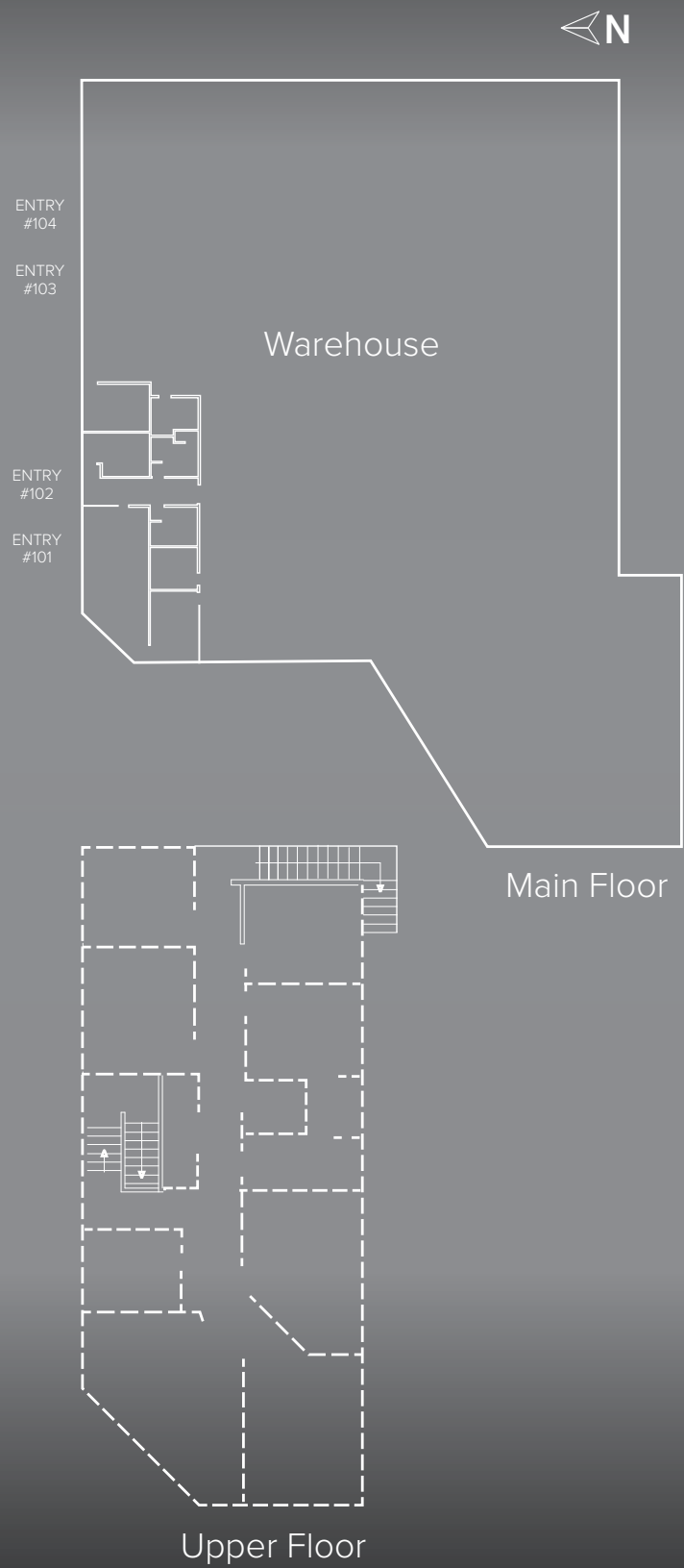
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23,319 SF

Warehouse and Office Space With 8 Dock Doors

Floor Plan

Units 101-104



Available Area:
Warehouse: 19,593 SF
Main Floor Office: 1,828 SF
Upper Floor Office: 1,898 SF
Total Area: 23,319 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:
July 1st, 2023



Property Features



Eight (8) Dock doors



24' Clear ceiling height



Fully finished office areas



Modern building with river views



Energy efficient lighting



Abundant parking



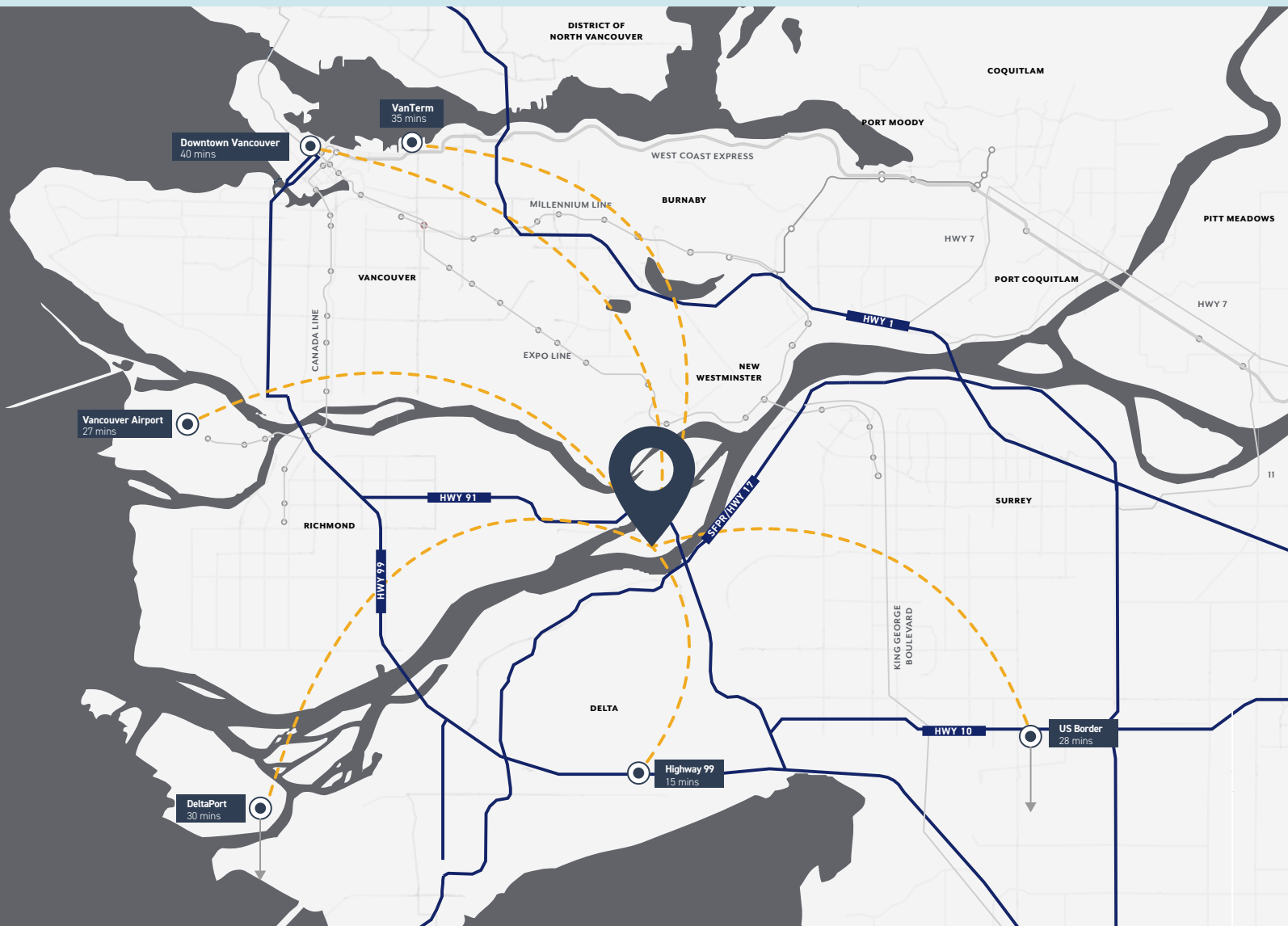
Tenant focused landlord



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
Jones Lang LaSalle Real Estate Services, Inc.

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